

# *Gangakhedkar And Associates*

## Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

Date : 11/02/2022

### FLOW OF TITLE OF THE SAID LAND

- 1] Property card on the date of the application is as under -
  - a] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the lands bearing City Survey Number 2103 area admeasuring 4300 square meter corresponding to old Survey no.71, Hissa no.9 situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare, Rajani Dattatray Temgire, Vimal Haribhau Pathare, Shalan Haribhau Pathare.
- 2] Mutation entries no. 2335, 2336, 3581, 2405, 3083, 3659, 7649, 12599, 13257, 326, 623.

**2.1] COPIES OF THE DOCUMENTS SUPPLIED --**

- a] 7\*12 extract of the caption property for the year 1963 to 2010.
- b] Copy of Property card
- c] Copy of the Index II of Agreement dated 27/02/2006.
- d] Copy of the Index II of sale deed dated 16/09/2013, 31/12/14.
- e] Fresh Certificate of Incorporation upon Change of Name on Conversion to Private Limited Company issued by Registrar of Companies, Maharashtra, Pune on 07/04/2010.
- f] Copy of application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to TILR no.2

I have based this report on the basis of the documents mentioned above.

- 3] I have caused the search of the caption property for the last 30 years that is from 1992 to 2022 both inclusive. The search from 1992 till 2002 of the available registers of Index II extract was carried out from the office of Joint Sub Registrar Haveli No. I and II only. The search pertaining from the year 2002 till date was caused online.

**4] ANY OTHER RELEVANT TITLE--**

- a] The mutation entry no. 2335 states that, pursuant to the Partition Deed dated 23.12.1961, affected amongst Haribhau Dhondiba Pathare, Dnyanoba Dhondiba Pathare, Dattoba Dhondiba Pathare and legal heirs of Kisan Dhondiba Pathare, the properties mentioned therein are allotted to the respective owners. The said Partition Deed is registered in the office of Sub Registrar Haveli no.2 at Sr. no. 1855 of 1961.



- b] The mutation entry no.2336 states that Haribhau Dhondiba Pathare executed the registered Partition Deed among his family members the properties mentioned therein are allotted to the respective family members.
- c] The mutation entry no. 2405 states that, as per the phalanino.32 received for survey no.71, correction is affected to the revenue record of S. No.71. On perusal of the copy of the said mutation the same is in mutilated condition and the remark of the Circle Officer is not clear.
- d] The mutation entry no. 3083 states that, deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas. The area of caption property is recorded in Hector -Aar i.e. 00 H 92 Aar.
- e] The mutation entry no.3581 certified and states that Haribhau Dhondiba Pathare expired on 18/09/1978 and survived by three sons Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, widow Indrayani Haribhau Pathare and daughters Rajani Dattatray Temgire, Vimal Haribhau Pathare, Shalan Haribhau Pathare, as a karta of the hindu undivided family name of the Ashok Haribhau Pathare is recorded to the caption property.
- f] The mutation entry no.3659 certified on 05/11/ 1980 states that a Well is situated on an area admeasuring 00 H 05 Aar out of the caption property and as per the partition deed registered on 29/12/1961 Dattoba Dhondiba Pathare has  $\frac{1}{4}$  share therein hence his name is recorded in other rights column of the caption property.
- g] The mutation entry no.7649 certified on 30/08/2002 Dattoba Dhondiba Pathare expired on 18/05/2002 and survived by five daughters Pushpa Dattoba Chavhan, Suman Suresh Bahirat, Rani Padmakar Gavade, Asha Rajendra Tupe, Reshma Santosh Barale, and widow Subhadrabai Dattoba Pathare. Dattoba Dhondiba Pathare executed a registered Will dated 11/09/1987 and bequeath the right in the Well to Subhadrabai Dattoba Pathare. The said 'Will' is registered in the Office of Joint Sub Registrar Haveli no.1 at serial no.12023/1987. As per the 'Will' the name of Subhadrabai Dattoba Pathare is recorded to the other right column of the caption property.
- h] Ramchandra Krushnaji Pathare, Lata Ramchandra Pathare, Chandrakant Ramchandra Pathare, Hemangi Ramchandra Pathare, Sulochana Maruti Jadhav, Kusum Vishwas Kadam, Laxmi Shantaram Gunjal entered into an Articles of Agreement dated 04/01/2007 for an area admeasuring 00 Hectare 04.5 Aar out of the caption property to M/s. Magarpatta City Development Company Limited. For the effective implementation of the development rights, Ramchandra Krushnaji Pathare, Lata Ramchandra Pathare, Chandrakant Ramchandra Pathare, Hemangi Ramchandra Pathare, Sulochana Maruti Jadhav, Kusum Vishwas Kadam, Laxmi Shantaram Gunjal executed a registered power of attorney in favour of the developer. The said Articles of Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli no.3 at serial no.114 of 2007 and 115 of 2007.
- i] Indrayani Haribhau Pathare and others have entered into an Articles of Agreement dated 27/02/2006 in favour of M/s. Magarpatta City Development Company



Limited for an area admeasuring 00 H 48.5 Aar out of the caption property. For effective implantation of agreement Indrayani Haribhau Pathare and others have executed power of attorney in favour of M/s. Magarpatta City Development Company Limited. The said Articles of Agreement and Power of Attorney is registered in the office of Sub Registrar at serial no.1621 of 2006 and 1622 of 2006.

j] Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hnumant Haribhau Pathare, Indrayani Haribhau Pathare and family members/coparceners have executed an Articles of Agreement dated 27/02/2006 for development in favour of M/s. Magarpatta City Development Company Limited for an area admeasuring 00 H 30 Aar out of the caption property. For effective implantation of agreement Indrayani Haribhau Pathare and others have executed power of attorney in favour of M/s. Magarpatta City Development Company Limited. The said Articles of Agreement and Power of Attorney is registered in the office of Sub Registrar at serial no.1624 of 2006 and 1625 of 2006. In the said document it is specified that Ashok, Vasant and Hnumant have 00 H 10 Aar share each which is assigned for development.

k] Upon application under section 31 (1) of the Companies Act 1956 by M/s. Magarpatta City Development Company Limited for conversion into Private Company and pursuant to the approval of Central Government signified in writing having been accorded thereto by the ROC-Pune vide SRN A 80158173 dated 07/04/2010, the name of company is changed to M/s. Magarpatta City Development Company Private Limited.

l] M/s. Magarpatta City Development Company Private Limited purchased an area admeasuring 00 H 10 Aar out of the caption property from Ashok Haribhau Pathare, Lata Ashok Pathare and other family members vide sale deed dated 16/09/2013, which is registered in the office of Sub Registrar Haveli no.3 at serial no.8186 of 2013 on 17/09/2013. The said area is the share of Ashok Haribhau Pathare which was assigned for development vide Articles of Agreement dated 27/02/2006.

m] Ramchandra Krushnaji Pathare and others through Constitute Attorney Holder Satish Dattatray Magar sold an area admeasuring 00 Hectare 04.5 Aar out of the caption property to M/s. Magarpatta City Development Company Private Limited vide sale deed dated 31/12/2014. The said SaleDeed is registered in the office of Sub Registrar Haveli no.21 at serial no.2617 of 2015 on 25/04/2015.

n] The mutation entry no.12599 states that M/s. Magarpatta City Development Company Private Limited have purchased and acquired an area admeasuring 00 H 04.5 Aar out of the caption property from Sopan Krushnaji Pathare and Sumitra Sopan Pathare deceased through legal heirs Sunita Ashok Khot, Anita Vishwanath Nayak, Sangita Ganpati Jadhav have vide sale deed dated 17/05/2014, registered in the Office Sub Registrar Haveli 3 at serial no.4429/2014. The name of the seller is not appearing on 7/12 extract hence the said mutation is cancelled.

o] Indrayani Haribhau Pathare and others have executed sale deed dated 14/03/2015 in favour of M/s. Magarpatta City Development Company Private Limited for an area



admeasuring 00 H 48.5 Aar out of the caption property. The said sale deed is registered in the office of Sub Registrar at serial no.1634 of 2015.

p] The mutation entry no.13257certified and states thatM/s Magarpatta City Development Company Private Company made the application to delete remark of Manager of HUF, which is recorded vide mutation entry no.3581 from the 7/12 extractof the caption property and to record the names of all legal heirs to the caption property i.e.Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare, Rajani Dattatray Temgire, Vimal Haribhau Pathare, Shalan Haribhau Pathare. Hence names of all legal heirs are recorded to the caption property.

q] The mutation entry no. 13907 certified on 17/05/2018 states that, as per the order passed by City Survey Officer No. 2 vide Ja. Kr. 598, Na. Bhu./ Duheri Nond Band/ Mundhwa/2018 dated 02/05/2018, the properties located within the limits of Municipal Corporation of Pune and earmarked for residential use were having revenue record in form of 7/12 extract and property card at the same time. Hence revenue record in the form of 7/12 extracts of respective survey numbers areclosed and no longer is in existence.

r] The mutation entry no. 326 certified and states that, as per order passed by Settlement Commissioner and Director of Land Record (Maharashtra State), Pune bearing no. Na. Bhu./Mi. P. AkshariNond/2015, Pune dated 16/02/2015, the area of the caption property appearing in numeric form on property card is also recorded in alphabetical form. On perusal of the property card it appears that the area is wrongly recorded as 4300 Sq. Mtrs instead of 9200 Sq. Mtrs.

s] The mutation entry 623 certified on 23/08/2019, states that as per the order passed by the Tahsildar, Pune City bearing no. Hakka Nondani/Kavi/539/2018 dated 17/05/2018 and further pursuant to mutation entry no. 13907 the revenue record in the form of 7/12 extract of Survey no. 71 are closed, therefore the corresponding entries appearing thereon are recorded to the Property Card extract of CIS no.2103.

t] Ramchandra Krushnaji Pathare and others have executed Correction Deed dated 25/06/2021, which is registered in the office of Sub Registrar Haveli 3, at sr. no. 8051 of 2021 in favour of M/s Magarpatta City Development Company Private Company Limited to the agreement for sale dated 04/01/2007 and sale deed dated 31/12/2014 wherein an area admeasuring 00 Hectare 045 Aar were initially acquired. Vide the said Correction Deed, the said area and caption property is deleted.

u] Sopan Krushnaji Pathare, Sumitra Sopan Pathare both deceased through Sunita Ashok Khot, Anita Vishwanath Nayak, Sangita Ganpati Jadhav executed correction deed dated 17/12/2020 which is registered in the office Sub Registrar Haveli 3 at sr. no. 8473 of 2020 in favour of M/s. Magarpatta City Development and Construction Company Private Limited to the sale deed dated 17/05/2014 wherein an area admeasuring 00 H 045 Aar out of the caption property was acquired. Vide the correction deed the said area and caption property is deleted.

#### 4.1] ENCUMBRANCE -



a] At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No, I and II are extensively torn and hence I cannot comment upon the same in detail. From the available registers of Index II online,during the search I have come across the following documents -

- i) Rajani Dattatray Temgire, Vimal Babanrao Borade, Shalan Rajaram Borade released their share in favour of Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare vide release deed dated 22/09/2005, registered in the office of Sub Registrar Haveli no.6 at sr. no. 5584 of 2005.
- ii) Rajani Dattatray Temgire, Vimal Babanrao Borade, Shalan Rajaram Borade executed confirmation deed dated 09/07/2021 in favour of M/s. Magarpatta City Development Company Private Limited, which is registered in the office of Sub Registrar Haveli 23 at sr. no. 12077 of 2021. Vide said confirmation deed Rajani Dattatray Temgire, Vimal Babanrao Borade, Shalan Rajaram Borade have confirmed documents mentioned in clause 4 (i), 4(j), 4(l), 4(o) and 4.1 (a) (i) above to be legal, valid and binding on them.

## 5] LITIGATION IF ANY -

a] We have been informed by the client that no litigation is pending in respect of the caption property in any court of law.

## 6] REMARKS/PERMISSION/DOCUMENTS/NOC REQUIRED -

- a] Legible copy of mutation entry no.2405 is required.
- b] I have been provided with application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to correct the area recorded on Property Card extract of CTS No. 2103, which is pending adjudication.
- c] Necessary steps need to be initiated to record the name of M/s. Magarpatta City Development Company Private Limited to the ownership column for an area admeasuring 00 Hectare 58.5 Aarout of the caption property.
- d] Necessary steps need to be initiated to record the rights acquired by M/s. Magarpatta City Development Company Private Limited on property card of the caption property.
- e] As mentioned in ME no.7649 Subhadrabai Dattoba Pathre has 1/4th share in the Well water from the caption property.

## 7] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perused, remark mentioned and availability of registers of Index II extracts online -

a] M/s. Magarpatta City Development Company Private Limited are the owners of an area admeasuring 00 H 58.5 Aar (5850 Sq. Mtrs) out of the caption property and the ownership rights appear to be free, clear and marketable, subject to the compliance mentioned in clause '6a' to '6c' above.



- b] Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare are the owners of an area admeasuring 00 H 20 Aar (2000 Sq. Mtrs.) out of the caption property and the ownership rights appear to be free, clear and marketable, subject to the compliance mentioned in clause '6a' to '6c' above.
- c] M/s. Magarpatta City Development Company Private Limited has acquired rights of development for an area admeasuring 00 H 20 Aar (2000 Sq. Mtrs) out of the caption property from Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare and family members/coparceners. The respective rights appear to be free, clear and marketable, subject to the compliance mentioned in clause '6a' '6b' and '6d' above.
- d] Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare are the owners of an area admeasuring 00 H 13.5 Aar (1350 Sq. Mtrs) out of the caption property and the ownership rights appear to be free, clear and marketable, subject to the compliance mentioned in clause '6a' to '6c' above.

This report is accordingly issued.



*Anand Gangakhedkar*  
Anand Gangakhedkar  
Advocate

# *Gangakhedkar And Associates*

## Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

Date : 31/01/2023

### ADDENDUM TO FLOW OF TITLE DATED 11/02/2022

1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the lands bearing City Survey Number 2103 area admeasuring 4300 square meter corresponding to old Survey no.71, Hissa no.9 situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare, Rajani Dattatray Temgire, Vimal Haribhau Pathare, Shalan Haribhau Pathare.

2] **COPIES OF THE DOCUMENTS SUPPLIED** ---

- a] Copy of Property Card bearing CTS No.2103.
- b] Copy of flow of title dated 11/02/2022 issued by me.

3] That I have caused a search to be taken in respect of the caption property online in the office of Joint District Registrar. I did not come across any entry which would hamper the title of the present owner subject to what is discussed in earlier flow of title.

4] **CONCLUSION** -

On the basis of foregoing and subject to what is discussed herein above and in flow of title dated 11/02/2022, the documents perused and subject to the availability of online registers of Index II-

- a] M/s. Magarpatta City Development Company Private Limited are the owners of an area admeasuring 00 H 58.5 Aar (5850 Sq. Mtrs) out of the caption property and the ownership rights appear to be free, clear and marketable.
- b] Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare are the owners of an area admeasuring 00 H 20 Aar (2000 Sq. Mtrs.) out of the caption property and the ownership rights appear to be free, clear and marketable.
- c] M/s. Magarpatta City Development Company Private Limited has acquired rights of development for an area admeasuring 00 H 20 Aar (2000 Sq. Mtrs) out of the caption property from Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare and family members/coparceners. The respective rights appear to be free, clear and marketable.
- d] Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare are the owners of an area admeasuring 00 H 13.5 Aar



(1350 Sq. Mtrs) out of the caption property and the ownership rights appear to be free, clear and marketable.

This report is accordingly issued.



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Anand Gangakhedkar  
Advocate

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# Gangakhedkar And Associates

## Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

Date : 03/10/2023

### ADDITIONAL SEARCH REPORT

1] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the lands bearing Survey no.71, Hissa no.9 admeasuring 00 H 92 Aar, assessed at Rs. 2.00, situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare, Rajani Dattatray Temgire, Vimal Haribhau Pathare, Shalan Haribhau Pathare.

2] This additional report is to the flow of title dated 11/02/2022 and subsequent addendum issued by me.

2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --

a] Copy of 7/12 extract from 2017 to 2018.

b] Copy of flow of title dated 11/02/2022 and subsequent addendum issued by me.

c] Relevant mutation entry no. 15439, 15468.

3] Adv. Shraddha Patole has caused search to be taken in respect of the caption property from 2021 to 2023 online. Copy of the online search report dated 30/09/2023 is annexed hereto.

4] **ANY OTHER RELEVANT TITLE** -

a] Indrayani Haribhau Pathre deceased through legal heirs Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathre and other family members/coparceners have entered into a development agreement dated 20/12/2022 in favour of M/s. Magarpatta City Development Company Private Limited for an area admeasuring 00 H 13.5 Aar out of the caption property. For effective implantation of agreement Ashok Haribhau Pathare and other family members/coparceners have executed power of attorney in favour of M/s. Magarpatta City Development Company Private Limited. The said development agreement and power of attorney is registered in the office of Sub Registrar Haveli 3 at serial no.18895 of 2022 and 18896 of 2022.

Indrayani Haribhau Pathare has expired, hence necessary steps need to be initiated to delete her name from revue record.

b] The mutation entry no. 15439 certified on 01/09/2023 states that, as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond /Kavi/403/2023 dated 04/08/2023 and order passed by City Survey Officer 2 bearing no.



Pune/Mundhawa/ Review/E.Ba.no.315/2023 dated 14/07/2023 revenue record in the form of 7/12 extract of respective survey numbers was closed is reopened.

- c] The mutation entry no.15468 certified on 08/09/2023 states that as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond /Kavi/403/2023 dated 04/08/2023, order passed by District Inspector of Land Record and City Survey Officer 2 bearing no. Pune/Mundhawa/ Review/E.Ba.no.315/2023 dated 14/07/2023 the corresponding entries appearing on property card are recorded to respective 7/12 extract.
- d] Pursuant to consent terms filed in Spl. Civil Suit no.14 of 2019 parties therein have executed exchange deed dated 13/07/2023, which is registered in the Office Sub Registrar Haveli no.13 at sr. no.12281 of 2023. Dilip Narayan Pathre, Krushna Narayan Pathre, Ravindra Narayan Pathre, Janabai Narayan Pathre and Kamla Bhagwan Bhor have exchanged an area admeasuring 00 H 07.6 Aar (00 H 04.3 + 00 H 03.3 Aar) out of S. No. 70/6B/2 and S. No. 71/8 respectively along with their entire undivided share in an area admeasuring 00 H 06 Aar used for cattleshed and 1/4<sup>th</sup> share in Well water. Further Dilip Narayan Pathre, Krushna Narayan Pathre, Ravindra Narayan Pathre, Janabai Narayan Pathre and Kamla Bhagwan Bhor have exchanged their houses totally admeasuring 90.14 Sq. Mtr alongwith adjacent land out of survey no. 71/5B and 71/8, together with 1045 trees standing thereon for an area admeasuring 00 H 11 Aar out of S. No. 71/9 and 3 flats in scheme known as 'Nova' constructed on S. No.71/15 and 71/16. The exchange deed has been registered in duplicate, at sr. no. 12286 of 2016 in the office of Sub Registrar Haveli no.13.

Thereafter the parties i.e. Dilip Narayan Pathre, Krushna Narayan Pathre, Ravindra Narayan Pathre, Janabai Narayan Pathre and Kamla Bhagwan Bhor and M/s. Magarpatta City Development Company Private Limited executed two correction deeds dated 25/09/2023, which are registered in office of Sub Registrar Haveli no.13 at sr. no.17404 of 2023 and 17408 of 2023 whereby they have rectified the Index II of exchange deed dated 13/07/2023 and Index II of Duplicate copy dated 13/07/2023.

Necessary steps need to be initiated to record above exchange deeds in revenue record.

#### 4] CONCLUSION -

On the basis of foregoing and subject to what is discussed herein above and in flow of title dated 11/02/2022 and in subsequent addendum, the documents perused and subject to online search report issued by Adv Shraddha Patole -

- a] M/s. Magarpatta City Development Company Private Limited are the owners of an area admeasuring 00 H 47.5 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.



## Continuation Sheet

- b] Dilip Narayan Pathre, Krushna Narayan Pathre, Ravindra Narayan Pathre, Janabai Narayan Pathre and Kamla Bhagwan Bhor are the owners of an area admeasuring 00 H 11 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.
- c] Vasant Haribhau Pathare, Hanumant Haribhau Pathare, are the owners of an area admeasuring 00 H 20 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.
- d] M/s. Magarpatta City Development Company Private Limited has acquired rights of development for an area admeasuring 00 H 20 Aar out of the caption property from Vasant Haribhau Pathare, Hanumant Haribhau Pathare, Indrayani Haribhau Pathare and family members/coparceners. The respective rights appear to be free, clear and marketable.
- e] Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare are owners of an area admeasuring 00 H 13.5 Aar out of the caption property and the ownership rights appear to be free, clear and marketable.
- f] M/s. Magarpatta City Development Company Private Limited has acquired rights of development for an area admeasuring 00 H 13.5 Aar out of the caption property from Ashok Haribhau Pathare, Vasant Haribhau Pathare, Hanumant Haribhau Pathare, and family members/coparceners. The respective rights appear to be free, clear and marketable.

This report is accordingly issued.



Anand Gangakhedkar  
Advocate

A handwritten signature in black ink, appearing to read "Anand Gangakhedkar".



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



GRN	MH008610637202324U	BARCODE			Date	26/09/2023-13 38:29	Form ID
Department Inspector General Of Registration			Payer Details				
Search Fee Type of Payment Other Items			TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Shraddha Vikas Patole		
Location	PUNE						
Year	2023-2024 One Time		Flat/Block No.				
Account Head Details					Amount In Rs.		
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
₹ 550.00				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.	00040572023092641439	CPADCUJCE1	
Cheque/DD No.			Bank Date	RBI Date	26/09/2023-00:00:00	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		471 , 27/09/2023		

Department ID : 592887679

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

Mobile No. : 7058888675

### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0004608214202324	30/09/2023-15:54:14	IGR002	\$50.00
<b>Total Defacement Amount</b>					<b>\$50.00</b>

MH008610637202324U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Sep 2023	Receipt	Receipt no.: 1113106705
	Name of the Applicant :	Shraddha Vikas Patole
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 71
	Period of search :	From :2002 To :2023
	Received Fee :	550
<p>The above mentioned Search fee has been credited to government vide GRN no :MH008610637202324U</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p> <p>Payment of search fee through GRAS challan can be verified on '<a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a>'.</p>		



Date: 30/09/2023

**SEARCH REPORT**

To,

**Adv. Anand G. Gangakhedkar**  
**Pune - 411004.**

Sir,

At your instance, I have taken search in the index II provided online in government's official website- [www.igrmahaarashtra.gov.in](http://www.igrmahaarashtra.gov.in) for the last 3 years i.e. 2021 to 2023. I am giving this search report in respect of the property mentioned here below.

**1. Description of the Property:-**

All that Piece & Parcel of Land bearing Survey No. 71 Hissa No. 9  
Village Mundhava, Tal -Pune Ciy, Dist. Pune.

**2. Search Observations:-**

That I have conducted the search from 1993 to 2023 in the official website of IGR, Maharashtra, i.e. [www.igrmahaarashtra.gov.in](http://www.igrmahaarashtra.gov.in) relevant online receipt – GRN No. **MH008610637202324U** dated **26/09/2023** for **Rs.750/-** is attached herewith.

There are no physical records available at SRO, Haveli, therefore I have taken search from the available records on line for the entire period from 2021 to 2023 and I could find the following record/s pertaining to the abovementioned property:-

**2021**

1. Deed of Correction dated 25/06/2021, Sr. No. 8051/2021, SRO, Haveli No. 25, between Rajani Dattatray Timgire & others AND M/s. Magrpatta City Development Co. Pvt. Ltd.
2. Deed of Confirmation dated 09/07/2021, Sr. No. 12077/2021, SRO, Haveli No.23, between Lata Ramchandra Pathare & others AND M/s. Magrpatta City Development Co. Pvt. Ltd.

**ADVOCATE**

**SHRADDHA V. PATOLE**

**BA, LLB, LLM**



**2022- Nil (DA 18895/2022 Magrpatta)**

**2023**

3. Exchange Deed dated 13/07/2023, Sr. No. 12286/2023, SRO, Haveli No. 13, between Dilip Narayan Pathare & others AND M/s. Magrpatta City Development Co. Pvt. Ltd
4. The Exchange Deed dated 13/07/2023, is registered in duplicate. It is registered at Sr. No. 12281/2023, SRO, Haveli No. 13
5. Correction Deed dated 25/09/2023, Sr. No. 17404/2023, SRO, Haveli No. 13, between Janabai Narayan Pathare & others AND M/s. Magrpatta City Development Co. Pvt. Ltd
6. Correction Deed dated 25/09/2023, Sr. No. 17408/2023, SRO, Haveli No. 13, between Kainal Bhagwan Bhor & others AND M/s. Magrpatta City Development Co. Pvt. Ltd

**Please note that this is only a 'Search Report' and not the 'Title Opinion'.**

Regards.

**Place: Pune**  
**Date: 30/09/2023**

**Shraddha V. Patole**  
**Advocate**

**Encl: I. Search Fee Receipt.**

**2**

**OFFICE: Sonai Building, 3<sup>rd</sup> Floor, lane No. 2, Anusaya Park, New Bhadale Vasti, Wagholi- 412207.**  
**Email ID: advshraddhapatole06@gmail.com**

8051526 30-09-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2 गावाचे नाव : मुंढवा	दुर्घटना निबंधक : सह. दु. नि. हवेली 25 दस्त क्रमांक : 8051/2021 नोंदणी : Regn:63m
<b>गावाचे नाव : मुंढवा</b>		
(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र	
(2) मोबदला	0.0	
(3) बाजारभाव(आडेपटटाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.0	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: दस्त क्र. 2617/2015 हवेली क्र. 17 मध्ये दिनांक 25/04/2015 रोजी झालेल्या डिड ऑफ कन्व्हेन्स या दस्तातील पान नंबर 3, 7 व 10 व सुची क्र. 2 मध्ये पॉईंट नं. 4 तसेच दस्त क्र. 114/2007 हवेली क्र. 3 मध्ये दिनांक 04/01/2007 रोजी झालेल्या आर्टिकल्स ऑफ अंगीमेंट या दस्तातील पान नं. 3 आणि 12 व सुची क्र. 2 मध्ये पॉईंट नं. 2 मधील झालेले चुकीचे वर्णन - गाव मौजे मुंढवा ता. हवेली, जि. पुणे वि.क्र. 31/473) येथील जमीन(सी टी एस नं. 2065 ते 2075) स. नं. 70 ही, नं. 6ब / 2 यासी क्षेत्र 00 हे. 043 आर.स. नं. 71 ही, नं. 3ब यासी क्षेत्र 00 हे. 096 आर.स. नं. 71 ही, नं. 8 यासी क्षेत्र 00 हे. 033 आर.स. नं. 71 ही, नं. 9 यासी क्षेत्र 00 हे. 045 आर.स. नं. 71 ही, नं. 12 क्षेत्र 00 हे. 07 आर.स. नं. 71 ही, नं. 14 यासी क्षेत्र 00 हे. 077 आर.एकुण 0 हे. 364 आर ही मिळकत. त्याएवजी बरोबर वर्णन गाव मौजे मुंढवा ता. हवेली, जि. पुणे वि.क्र. 31/473) येथील जमीन स. नं. 70 ही, नं. 6ब/2 यासी सी टी एस नं. 2053/6बी/2 यासी क्षेत्र 00 हे. 043 आर.स. नं. 71 ही, नं. 8(पार्ट) यासी सी टी एस नं. 2094 यासी क्षेत्र 00 हे. 033 आर.स. नं. 71 ही, नं. 12 यासी सी टी एस नं. 2113 क्षेत्र 00 हे. 21 आर.एकुण 0 हे. 28.6 आर ही मिळकत हवेली क्र 3 येथील दस्त नं. 114/2007 ता. 4/01/2007 ने 5टक्के मु. श. रु. 455000/- व नोंदणी फी रु. 30000/- व सुल झालेली आहे. चालु दराप्रमाणे फरक 1टक्के मु. श. रु. 429200/- व नो. फी रु. 30000/- दस्तास लावलेली आहे. असे येथुन पुढे वाचण्यात यावे. ( Survey Number : 70,71 : ) )	
(5) क्षेत्रफल	2860 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-यात्रिहून	1): नाव:- श्री. रामचंद्र कृष्णाजी ऊर्फ रामा किसन पठारे - - वय:- 66 पत्ता:- प्लॉट नं: - , माळा नं: -	

	<p>2): नाव:-सौ. लता रामचंद्र पठारे - - वय:-62 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मी नारायण को-ऑप हौसिंग सोसायटी. एरंडवणे पुणे 411004, रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411004 पैन नं:-ABHPP2273L</p> <p>3): नाव:-श्री. घंटकांत रामचंद्र पठारे - - वय:-33 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मी नारायण को-ऑप हौसिंग सोसायटी. एरंडवणे पुणे 411004, रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411004 पैन नं:-ALNPP54121</p> <p>4): नाव:-कु.हेमांगी रामचंद्र पठारे - - वय:-32 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मी नारायण को-ऑप हौसिंग सोसायटी. एरंडवणे पुणे 411004, रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411004 पैन नं:-AQMP0617Q</p>
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा दुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मो. मगरपट्टा सिटी डेव्हलपमेंट कं.प्रा. लि. तर्फे अधिकृत सही करणार डायरेक्टर श्री. सतीश मगर यांचे तर्फे नोंदणीकरिता कु.मु.म्हणुज श्री अमोल विरभद्र जंगम - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं. 247, कलवड वस्ती, लोहगाव, पुणे 32. रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411032 पैन नं:-AAFCM4647C
(9)दस्तऐवज करून दिल्याचा दिनांक	25/06/2021
(10)दस्त नोंदणी केल्याचा दिनांक	25/06/2021
(11)अनुक्रमांक खंड व पृष्ठ	8051/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Correction Deed

12077524 30-09-2023 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुर्योग निबंधक : सह दु.नि.हवेली 23 दस्त क्रमांक : 12077/2021 नोंदणी : Regn.63m
<b>गावाचे नाव : मुंढवा</b>		
(1) विलेखाचा प्रकार	मान्यतापत्र	
(2) मोबदला	39000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	39000000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे मुंढवा तालुका हवेली जिल्हा पुणे येथील स.नं. 70 हिस्सा नं. 6ए/2 यासी सि.टी. एस. नं. 2053/6ए/2 स.नं. 70 हिस्सा क्र. 6बी/ 1 यासी सि.टी. एस. नं. 2053/6बी/ 1 स.नं. 71 हिस्सा क्र. 9 यासी सि.टी. एस. नं. 2103 ते 2109 व स.नं. 71 हिस्सा क्र. 7 यासी सि.टी. एस. नं. 215। या मिळकती बाबत लिहून देणार यांनी इंद्रायणी हरिभाऊ पठारे श्री अशोक हरिभाऊ पठारे श्री वसंत हरिभाऊ पठारे श्री हनुमंत हरिभाऊ पठारे यांच्या लाभात केलेले विनामोबादला हक्कसोडपत्र दिनांक 22/09/2005 रोजी निष्पादित केलेला हवेली 6 येथे अनुक्रमांक 5584 अन्वये नोंदविलेले केले आहे तसेच श्रीमती इंद्रायणी हरिभाऊ पठारे श्री अशोक हरिभाऊ पठारे श्री वसंत हरिभाऊ पठारे श्री हनुमंत हरिभाऊ पठारे यांनी लिहून घेणार यास दिनांक 27/02/2006 रोजी निष्पादित केलेला हवेली नं. 3 येथे अनुक्रमांक 162। अन्वये नोंदविलेला करारनामा/विकसन करार दिनांक 24.02.2006 रोजी निष्पादित केलेला हवेली नं. 3 येथे अनुक्रमांक 1624 अन्वये नोंदविलेले खरेदीखत दिनांक 16.09.2013 रोजी निष्पादित केलेला हवेली नं. 3 येथे अनुक्रमांक 8186 अन्वये नोंदविलेले खरेदीखत व दिनांक 31.12.2014 रोजी निष्पादित केलेला हवेली नं. 17 येथे अनुक्रमांक 1634 नोंदविलेले खरेदीखत लिहून देणार यास मान्य व कबूल असून त्यांचे वर बंधनकारक आहे व लिहून देणार यास या पुढे कोणतेही हक्क व अधिकार सांगता येणार नाही. लिहून घेणार यांनी लिहून देणार यास 1500 चौ फुट सेलेबल क्षेत्राच्या 3 सदनिकाव 3 कवड्ड कार पार्किंग व रक्कम रु 4500000/- मोबदल्या पोटी दिले आहेत। ( Survey Number : 70 ; ))	
(5) क्षेत्रफळ	0 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा,		

<p>न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.</p>	<p>कु.मु.म्हणून अमोल वीरभद्र जंगम वयः-40 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हडपसर पुणे, महाराष्ट्र, पुणे. पिन कोडः-411013 पैन नं:-AHCM-1647C 2): नाव: लिहून देणार रजनी दत्तात्रेय टेमगिरे - - वयः-75 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चैंबूर मुंबई, महाराष्ट्र, मुंबई, पिन कोडः-400074 पैन नं:- BYRPT7389D 3): नाव: विमल बबनशाव बोऱ्हाडे - - वयः-61 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कल्याणी नगर पुणे, महाराष्ट्र, पुणे. पिन कोडः-411006 पैन नं:- AHQPB1490E 4): नाव: शालन राजाराम बोऱ्हाडे - BEPPTA3198N - - वयः-55 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मीठ बंदर ठाणे पूर्व, महाराष्ट्र, ठाणे, पिन कोडः-400603 पैन नं:-</p>
(१) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(२) दस्तऐवज करून दिल्याचा दिनांक	09/07/2021
(३) दस्त नोंदणी केल्याचा दिनांक	09/07/2021
(४) अनुक्रमांक खंड व पृष्ठ	12077/2021
(५) बाजारभावाप्रमाणे मुद्रांक शुल्क	2340500
(६) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(७) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Affidavit

12286331 30-09-2023 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुर्घाम निबंधक : सह दु.नि. हवेली 13 दस्त क्रमांक : 12286/2023 नोटंणी : Regn:63m
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## गावाचे नाव : मुंढवा

(1) विलेखाचा प्रकार	दुबार प्रत
(2) मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.001
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे मुंढवा येथील स. नं. 70 हिस्सा नं. 6ब/2(सी.टी.एस.2053)यांसी एकूण क्षेत्र 00 हेक्टर 13 आर पैकी 00 हेक्टर 04.3 आर व स. नं. 71 हिस्सा नं. 8(सी.टी.एस.नं.2094)यांसी एकूण क्षेत्र 00 हेक्टर 10 आर पैकी 00 हेक्टर 03.03 आर.असे एकूण क्षेत्र 00 हेक्टर 07.6 आर हि मिळकत तसेच सर्व नं. 71 हिस्सा नं. 9 यांसी क्षेत्र 00 हेक्टर 92 आर पैकी 06 आर गोठापड मधील संपूर्ण अविभक्त हिस्सा क्षेत्र व त्यातील बोअरमधील 1/4 हिस्सा मधील हिस्सा स. नं. 71 हिस्सा नं. 5ब व स. नं. 71 हिस्सा नं. 8 मध्ये असलेले जुने दोनही घरे यांसी प्रत्येकी क्षेत्र 20.58 चौ. मी. अधिक 69.56 चौ. मी. असे एकूण 90.14 चौ. मी. व आजूबाजूची जागा आणि वरील मिळकतीवर असलेली 805 मोगऱ्याची झाडे, 249 शेवऱ्याची झाडे असे एकूण 1045 झाडे हि मिळकत, विद्तीय पक्ष यांना देवून विद्तीय पक्ष यांची गाव मौजे मुंढवा येथील स. नं. 71 हिस्सा नं. 9(सी.टी.एस.2103)यासी एकूण क्षेत्र 00 हेक्टर 92 आर पैकी 00 हेक्टर 11 आर(80बाय40 फुट रस्त्यासहित यांसी क्षेत्र 350 चौ. मी. हि मिळकत प्रथम पक्ष यांना दिली येणेप्रमाणे अदलाबदल केली असे. तसेच स.नं.71 ही नं.9 या मिळकतीमध्ये बोअरवेल मधील पाणी वापरण्याचा कायमस्वरूपी हक्क व अधिकार प्रथम पक्ष यांना राहील. पार्टी नं. 1 पैकी श्री. दिलीप नारायण पठारे यांना देण्यात आलेली नोवा अपार्टमेन्ट्स को-ऑपरेटीव हॉसिंग सोसायटी लिमिटेड मधील बिल्डींग नं. ए मधील पहिल्या मजल्या वरील 2 बी एच के फ्लॅट नं. 102 यासी क्षेत्र 48.52 चौ.मी. कारपेट + 7.22 चौ.मी. कारपेट एक्सकल्युसिव बाल्कनी आणि एक कार पार्किंग, नंबर 95 क्षेत्र 12.5 चौ.मी.पार्टी नं. 1 पैकी श्री. रविंद्र नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्या वरील 2 बी एच के फ्लॅट नं. 103 यासी क्षेत्र 48.52 चौ.मी. कारपेट + 7.22 चौ.मी. कारपेट एक्सकल्युसिव बाल्कनी आणि एक कार पार्किंग, नंबर 96 क्षेत्र 12.5 चौ.मी.पार्टी नं. 1 पैकी श्री. कृष्णा नारायण पठारे यांना

एक कार पार्किंग नंबर 29 क्षेत्र 12.5 चौ.मी. हि मिळकता, स्पेशल मुकादमा नं.14/2019 ते हुकुमनाम्यानुसार केलेला दस्त. ( Survey Number : 70 ; )	
(5) क्षेत्रफळ	0.1100 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रथम पक्ष 1.1.श्री. दिलीप नारायण पठारे -- वयः-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: विहळ नगर, स. नं. १८/२, हिंगणे खुर्द, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411051 पैन नं:-AXCPP3152B 2): नाव:-प्रथम पक्ष 1.2.श्री कृष्ण नारायण पठारे -- वयः-57 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत फोर्ज कंपनी मार्गे, स. नं. ७१, पठारे वस्ती, मुंदवा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411036 पैन नं:-CJ.L.PP8028H 3): नाव:-प्रथम पक्ष 1.3.श्री. रविंद्र नारायण पठारे -- वयः-54 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं. २१, एम बिल्डींग, मंत्री मार्केट, हडपसर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411028 पैन नं:-CJ.GPP4164L 4): नाव:-प्रथम पक्ष 1.4.सौ. जनाबाई नारायण पठारे -- वयः-72 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं. २१, एम बिल्डींग, मंत्री मार्केट, हडपसर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411028 पैन नं:-CJ.GPP4632Q 5): नाव:-प्रथम पक्ष 1.5.सौ. कमल अगवान झोर -- वयः-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा. ८४९, सदाशिव पेठ, अमृतवाणी झोधळे चौक, कुमठेकर रस्ता, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411030 पैन नं:-BTZPB5837K 6): नाव:-विद्तीय पक्ष मे. मगरपट्टा सिटी इव्हलपर्मेटकंपनी प्राथव्हेट लिमिटेड तर्फ डायरेक्टर श्री.सतीश डी. मगर यांचे तर्फ नोंदणी करिता कु.मु. श्री. अमोल विश्वद जंगम वयः-40 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ५, मगरपट्टा सिटी, अदिती गार्डन, हडपसर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411028 पैन नं:-AAECM4647C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	
(9)दस्तऐवज करून दिल्याचा दिनांक	13/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/07/2023
(11)अनुक्रमांक खंड व पृष्ठ	12286/2023
(12)बाजारभावाप्रमाणे मुदांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकना साठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
माटांक शुल्क भाकाप्रताना लितकरता	Counterpart OR Duplicate

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(1) विलेखाचा प्रकार	अदलाबदल पत्र
(2) मोबदला	53552777
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	51134630
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अराल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : . इतर माहिती: गाव मौजे मुंदवा येथील स. नं. 70 हिस्सा नं. 6ब. 2(सी.टी.एस. 2053)यांसी एकूण क्षेत्र 00 हेक्टर 13 आर पैकी 00 हेक्टर 04.3 आर व स. नं. 71 हिस्सा नं. 8(सी.टी.एस. नं. 2094)यांसी एकूण क्षेत्र 00 हेक्टर 10 आर पैकी 00 हेक्टर 03.03 आर.असे एकूण क्षेत्र 00 हेक्टर 07.6 आर हि मिळकत तसेच सर्व नं. 71 हिस्सा नं. 9 यांसी क्षेत्र 00 हेक्टर 92 आर पैकी 06 आर गोठापड मधील संपूर्ण अविभक्त हिस्सा क्षेत्र व त्यातील बोअरमधील 1/4 हिस्सा मधील हिस्सा, स. नं. 71 हिस्सा नं. 5ब व स. नं. 71 हिस्सा नं. 8 मध्ये असलेले जुने दोनही घरे यांसी प्रत्येकी क्षेत्र 20.58 चौ. मी. अधिक 69.56 चौ. मी. असे एकूण 90.14 चौ. मी. व आजूबाजूची जागा आणि वरील मिळकतीवर असलेली 805 मोगळ्याची झाडे, 249 शेवळ्याची झाडे असे एकूण 1045 झाडे हि मिळकत विद्तीय पक्ष यांना देवून विद्तीय पक्ष यांची गाव मौजे मुंदवा येथील स. नं. 71 हिस्सा नं. 9(सी.टी.एस 2103)यांसी एकूण क्षेत्र 00 हेक्टर 92 आर पैकी 00 हेक्टर ।। आर(80बाय40 फुट) स्तर्यासहित यांसी क्षेत्र 350 चौ. मी. हि मिळकत प्रथम पक्ष यांना दिली येणोप्रमाणे अदलाबदल केली असे. पाटी नं. । पैकी श्री. दिलीप नारायण पठारे यांना देण्यात आलेली नोवा अपार्टमेन्ट्स को-ऑपरेटीव हॉसिंग सोसायटी लिमिटेड मधील बिल्डींग नं. ए मधील पहिल्या मजल्या वरील 2 बी एच के फ्लॅट नं. 102 यांसी क्षेत्र 48.52 चौ. मी. कारपेट + 7.22 चौ. मी. कारपेट एक्सकल्युसिव बाल्कनी आणि एक कार पार्किंग, नंबर 95 क्षेत्र 12.5 चौ. मी. पाटी नं. । पैकी श्री. रविंद्र नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्या वरील 2 बी एच के फ्लॅट नं. 103 यांसी क्षेत्र 48.52 चौ. मी. कारपेट + 7.22 चौ. मी. कारपेट एक्सकल्युसिव बाल्कनी आणि एक कार पार्किंग, नंबर 96 क्षेत्र 12.5 चौ. मी. पाटी नं. । पैकी श्री. कृष्णा नारायण पठारे यांना देण्यात आलेली दुसऱ्या मजल्या वरील 2 बी एच के फ्लॅट नं. 203 यांसी क्षेत्र 48.52 चौ. मी. कारपेट + 7.22 चौ. मी. कारपेट एक्सकल्युसिव बाल्कनी

(5) क्षेत्रफल	0.1100 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/07/2023
(11)अनुक्रमांक.खंड व पृष्ठ	12281/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3769200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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## गावाचे नाव : मुंढवा

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) सोबदला	0.0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे भ.न.पा. इतर वर्णन : , इतर माहिती: ए) दि.-13/07/2023 रोजी हवेली क्र.13 येथे अनु. क्र.12281 चे अदलाबदल पत्र चे सूची 2 मध्ये नजरचुकीने पुढील वर्णन केले आहे. पार्टी नं. । पैकी श्री. रविंद्र नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 103 यासी क्षेत्र 48.52 चौ.मी. कार्पेट + 7.22 चौ.मी. कार्पेट एकसकलुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 96 क्षेत्र 12.5 चौ.मी. पार्टी नं. । पैकी श्री. कृष्णा नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 203 यासी क्षेत्र 48.52 चौ.मी. कार्पेट + 7.22 चौ.मी. कार्पेट एकसकलुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 29 क्षेत्र 12.5 चौ.मी. ही मिळकत. ते पुढीलप्रमाणे वाचण्यात यावे. - पार्टी नं. । पैकी श्री. रविंद्र नारायण पठारे यांना देण्यात आलेली दुसऱ्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 203 यासी क्षेत्र 48.52 चौ.मी. कार्पेट + 7.22 चौ.मी. कार्पेट एकसकलुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 96 क्षेत्र 12.5 चौ.मी. ही मिळकत. बी) दि.-13/07/2023 रोजी हवेली क्र. 13 येथे अनु. क्र. 12281 चे अदलाबदल पत्र दस्ताचे सूची 2 मध्ये पुढील वाक्य वाचण्यात यावे. तसेच, स. नं. 71. हिस्सा नं. १ मधील डी पी रोड या मिळकती मध्ये बोअरवेल मधील पाणी वापरण्याचा कायमस्वरूपी हक्क व अधिकार प्रथम पक्ष यांना राहील. सी) दि.-13/07/2023 चे अदलाबदल पत्र मध्ये प्रस्तुतचे दस्तास जोडलेला मोजणी नकाशा सदर दस्ताचा भाग म्हणून वाचण्यात यावा. डी) वरील दुरुस्त्याव्यतिरिक्त दि.-13/07/2023 चे अदलाबदल पत्र मध्ये कोणताही बदल नाही. ( ( Survey Number : 71 : ) )
(5) क्षेत्रफल	०.० द्वैवल्य सार

तेव्हा:	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-श्री.दितीप नारायण पठारे - वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: विकुल नगर, स. नं.18/2, हिंगणे खुर्द, पुणे-411051, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411051 पैन नं:-AXCPP3152B</p> <p>2): नाव:-श्री.कृष्ण नारायण पठारे - वय:-57 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत फोर्ज कंपनी मागे, स.नं.71, पठारे वस्ती, मुंढवा, पुणे-411036, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411036 पैन नं:-CLLPP8028H</p> <p>3): नाव:-श्री.रविंद्र नारायण पठारे - वय:-54 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं.21, एम बिल्डींग, मंत्री मार्केट, हडपसर, पुणे-411028, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411028 पैन नं:-CJPP4164L</p> <p>4): नाव:-सौ.जनाबाई नारायण पठारे - वय:-72 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं.12, एम बिल्डींग, मंत्री मार्केट, हडपसर, पुणे-411028, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411028 पैन नं:-CT.CPP4632Q</p> <p>5): नाव:-सौ.कमल अगवान भोर - वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 849, सदाशिव पेठ, अमृतवाणी, जोधळे चौक, कुमठेकर रस्ता, पुणे-411030, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411030 पैन नं:-BTZ.PB5837K</p>
(8) दस्तऐवज करून धेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	<p>1): नाव:-मे. मगरपद्मा सिटी डेव्हलपमेंट क.प्रा. ति. तर्फ अधिकृत सही करणार श्री. सतीश मगर यांचे तर्फ नॉटर्णीकरिता कुमु. म्हणुन श्री.अमोल विरभद्र जंगम - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं.247, कलवड वस्ती, लोहगाव, पुणे 32, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411032 पैन नं:-AAECM4647C</p>
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10) दस्त नॉटर्णी केल्याचा दिनांक	25/09/2023
(11) अनुक्रमांक खंड व पृष्ठ	17404/2023
(12) बाजारभावाप्रभाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रभाणे नॉटर्णी शुल्क	100
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडतेला अनुच्छेद :-	Correction Deed

17408331 30-09-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुर्घटना निवारक : सह दु.नि. हवेली 13 दस्त क्रमांक : 17408/2023 नोंदणी : Regn: 63m
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## गावाचे नाव : मुंदवा

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) मोबदला	0.0
(3) बाजारभाव(भाडेपटटाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.01
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यासा)	1) पालिकेचे नाव: पुणे म.ना. पा. इतर वर्णन : इतर माहिती: ए)दि.-13/07/2023 रोजी हवेली क्र. 13 येथे अनु. क्र. 12286 दुबार प्रत चे सूची 2 मध्ये नजरचुकीने पुढील वर्णन केले आहे. पार्टी नं. 1 पैकी श्री. रविंद्र नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 103 यासी क्षेत्र 48.52 चौ. मी. कार्पेट + 7.22 चौ. मी. कार्पेट एकसक्लुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 96 क्षेत्र 12.5 चौ. मी. पार्टी नं. 1 पैकी श्री. कृष्णा नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 203 यासी क्षेत्र 48.52 चौ. मी. कार्पेट + 7.22 चौ. मी. कार्पेट एकसक्लुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 29 क्षेत्र 12.5 चौ. मी. पार्टी नं. 1 पैकी श्री. कृष्णा नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 103 यासी क्षेत्र 48.52 चौ. मी. कार्पेट + 7.22 चौ. मी. कार्पेट एकसक्लुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 96 क्षेत्र 12.5 चौ. मी. ही मिळकत. ते पुढीलप्रमाणे वाचण्यात यावे. - पार्टी नं. 1 पैकी श्री. रविंद्र नारायण पठारे यांना देण्यात आलेली दुसऱ्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 203 यासी क्षेत्र 48.52 चौ. मी. कार्पेट + 7.22 चौ. मी. कार्पेट एकसक्लुसिव्ह बाल्कनी आणि एक कार पार्किंग नं. 29 क्षेत्र 12.5 चौ. मी. पार्टी नं. 1 पैकी श्री. कृष्णा नारायण पठारे यांना देण्यात आलेली पहिल्या मजल्यावरील 2 बी.एच.के. फ्लॅट नं. 103 यासी क्षेत्र 48.52 चौ. मी. कार्पेट + 7.22 चौ. मी. ही मिळकत. बी)दि.-13/07/2023 रोजी हवेली क्र. 13 येथे अनु. क्र. 12286 चे दुबार प्रत दस्ताचे सूची 2 मध्ये पुढील वाक्य वाचण्यात यावे. तसेच, स. नं. 71. हिस्सा नं. 9 मधील डी पी रोड या मिळकती मध्ये बोअरवेल मधील पाणी वापरण्याचा कायमस्वरूपी हक्क व अधिकार प्रथम पक्ष यांना राहील. सी)दि.-13/07/2023 चे दुबार प्रत मध्ये प्रस्तुतचे दस्तास जोडलेला मोजणी नकाशा सदर दस्ताचा भाग म्हणून वाचण्यात यावा. डी)वरील दुरुस्त्याव्यतिरिक्त दि.-13/07/2023 चे दुबार प्रत मध्ये कोणताही बदल नाही. ( Survey Number : 71 ; ))
(5) क्षेत्रफल	0.0 हेक्टर, आर

(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-श्री.दिलीप नारायण पठारे - वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: विड्ग्ल नगर, स. नं.18/2, हिंगणे खुर्द, पुणे-411051, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411051 पैन नं:-AXCPP3152B</p> <p>2): नाव:-श्री कृष्णा नारायण पठारे - वय:-57 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भारत फोर्ज कंपनी मागे, स.नं.71, पठारे वस्ती, मुंदवा, पुणे-411036, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411036 पैन नं:-CLPP8028H</p> <p>3): नाव:-श्री.रविंद्र नारायण पठारे - वय:-54 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं.21, एम बिल्डीग, मंत्री मार्केट, हडपसर, पुणे-411028, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411028 पैन नं:-CJJPP4164I</p> <p>4): नाव:-सौ.जनाबाई नारायण पठारे - वय:-72 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं.12, एम बिल्डीग, मंत्री मार्केट, हडपसर, पुणे-411028, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411028 पैन नं:-CLGPP4632Q</p> <p>5): नाव:-सौ.कमल भगवान और - वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 8-19, सदाशिव पेठ, अमृतवाणी, जोधप्रे चौक, कुमठेकर रस्ता, पुणे-411030, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411030 पैन नं:-BTZPR5837K</p>
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/09/2023
(11)अनुक्रमांक,खड व पृष्ठ	17408/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Correction Deed

188953 30-09-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुर्योग निबंधक : सह दु.नि. हवेली 3 दस्त क्रमांक : 18895/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : मुंढवा</b>		
(1) विलेखाचा प्रकार	विकसनकरानामा	
(2) मोबाइल	89604000	
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	89604000	
(4) भ.-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गाव भौजे मुंढवा, ता. हवेली, जि. पुणे येथील स.नं. 71 हिस्सा नं. 9(पार्ट)(सीटीएस नं. 2103) यासी एकण क्षेत्र 0 हे. 92 आर यापैकी क्षेत्र 0 हे. 13.5 आर ही मिळकत. (अभिनिर्णय केस नं. 866/2022 दि 18/10/2022) ( C.T.S. Number : 2103 : )	
(5) क्षेत्रफल	0.1350 हेक्टर . आर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या निहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिये नाव व पत्ता.	1): नाव:-कै. इंद्रायणी हरिभाऊ पठारे मयत तर्फे कायदेशीर वारस व स्वतः करिता । अ. श्री. अशोक हरिभाऊ पठारे - वय: -72 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-302, सिल्वेनिया, मगरपडा सिटी, हडपसर, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411013 पैन नं:-AOQPP8938N 2): नाव:-ब. सौ. लता अशोक पठारे - वय: -67 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-302, सिल्वेनिया, मगरपडा सिटी, हडपसर, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411013 पैन नं:-AOQPP8937D 3): नाव:-क. श्री. प्रवीण अशोक पठारे - वय: -43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-302, सिल्वेनिया, मगरपडा सिटी, हडपसर, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411013 पैन नं:-AOQPP8936C 4): नाव:-ड. सौ. शीतल प्रवीण पठारे स्वतः करिता व कृ. प्रणव प्रवीण पठारे वय: -13 वर्ष याचे तर्फे अ. पा. क. म्हणुन माता वय: -39 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी-302, सिल्वेनिया, मगरपडा सिटी, हडपसर, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411013 पैन नं:-BKFP5387P 5): नाव:-कै. इंद्रायणी हरिभाऊ पठारे मयत तर्फे कायदेशीर वारस व स्वतः करिता 2अ. श्री. वसंत हरिभाऊ पठारे - वय: -69 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 401, युनिटी पैरिडाईस, बी.टी.कवडे रोड, वानवडी, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे, पिन कोड:-411013 पैन नं:-AIIXPP2127K 6): नाव:-ब. सौ. शोभा वसंत पठारे - वय: -66 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -	

	<p>7): नाव:-2क. कु.तृप्ती वसंत पठारे - वय:-37 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 401, युनिटी पैरेडाईस, बी.टी.कवडे रोड, वानवडी, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411013 पैन नं:-AOI.PP0025M</p> <p>8): नाव:-2ड. पियांका वसंत पठारे (लग्नानंतरचे नाव-सौ.पियांका थोगेश पतंगे) - वय:-35 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 401, युनिटी पैरेडाईस, बी.टी.कवडे रोड, वानवडी, पुणे-411013, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411013 पैन नं:-AOKPP9915M</p> <p>9): नाव:-कै. इंद्रायणी हरिभाऊ पठारे मयत तर्फ कायदेशीर वारस व स्वतःकरिता 3अ. श्री हनुमंत हरिभाऊ पठारे - वय:-65 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं. फ्लॅट नं.5, ज्योती हेरीटेज, वानवडी, पुणे-411040, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411040 पैन नं:-ABDPP4346E</p> <p>10): नाव:-3ब. सौ.वैशाली हनुमंत पठारे स्वतःकरिता ब.कु. तेजस हनुमंत पठारे वय:-12 तर्व यांचे तर्फ 3.पा.क म्हणुन माता वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं.5, ज्योती हेरीटेज, वानवडी, पुणे-411040, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411040 पैन नं:-DAVPP2274R</p> <p>11): नाव:-3क. भाग्यश्री हनुमंत पठारे - वय:-31 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं.5, ज्योती हेरीटेज, वानवडी, पुणे-411040, रोड नं: -, महाराष्ट्र, पुणे पिन कोड:-411040 पैन नं:-BAPPP5014D</p>
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा दुकुमनामा किंवा आदेश असल्यास प्रतिबादिचे नाव व पत्ता	1): नाव:-भे. मगरपट्टा सिटी डेव्हलपमेंट क.प्रा.लि. डेव्हलपस तर्फ 31धिकृत डायरेक्टर श्री. सतीश मगर यांचे तर्फ नोंदणी करिता कु.मु.म्हणुन श्री.अमोळ विरभाद जंगम वय:-41. पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सा.नं. 247, कलवड वस्ती, लोहगाव, पुणे 32, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411032 पैन नं:-AAI.CM4647C
(9)दस्तऐवज करून दिल्याचा दिनांक	20/12/2022
(10)दस्त नोंदणी केल्याचा दिनांक	20/12/2022
(11)अनुक्रमांक खंड व पृष्ठ	18895/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4480200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेषा	
मुल्यांकनाराठी विचारात धेततेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

# *Gangakhedkar And Associates*

## Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030.  : (020) 2447 3940

Ref.:

Date : 11/02/2022

### FLOW OF TITLE OF THE SAID LAND

- 1] Property card on the date of the application is as under -
- a] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the lands bearing City Survey Number 2110 area admeasuring 1700 square meter corresponding to old Survey no.71 Hissa no.10 situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Subhadrabai Dattoba Pathare.
- 2] Mutation entries no. 2335, 2405, 3083, 7649, 13907, 326, 623.
- 2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --
  - a] 7\*12 extract of the caption property for the year 1975 to 2009.
  - b] Copy of Property card.
  - c] Copy of the Index II Agreement dated 04/03/2006.
  - d] Fresh Certificate of Incorporation upon Change of Name on Conversion to Private Limited Company issued by Registrar of Companies, Maharashtra, Pune on 07/04/2010.
  - e] Copy of the Index II of sale deed dated 01/12/2018.
  - f] Copy of application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to TILR no.2

I have based this report on the basis of the documents mentioned above.

- 3] I have caused the search of the caption property for the last 30 years that is from 1992 to 2022 both inclusive. The search from 1992 till 2002 of the available registers of Index II extract was carried out from the office of Joint Sub Registrar Haveli No. 1 and II only. The search pertaining from the year 2002 till date was caused online.

### 4] ANY OTHER RELEVANT TITLE--

- a] The mutation entry no. 2335 certified and states that, pursuant to the Partition Deed dated 23.12.1961, affected amongst Haribhau Dhondiba Pathare, Dnyanoba Dhondiba Pathare, Dattoba Dhondiba Pathare and legal heirs of Kisan Dhondiba Pathare, the properties mentioned therein are allotted to the respective owners. The said Partition Deed is registered in the office of Sub Registrar Haveli no.2 at Sr. no. 1855 of 1961.
- b] The mutation entry no. 2405 states that, as per the phalani no.12 received for survey no.71, correction is affected to the revenue record of S. No.71. On perusal of the copy



of the said mutation the same is in mutilated condition and the remark of the Circle Officer is not clear.

- c] The mutation entry no. 3083 states that, deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas. The area of caption property is recorded in Hector -Aar i.e. 00 11 19 Aar.
- d] The mutation entry no. 7649 certified on 30/08/2002 states that, Dattoba Bhondiba Pathare expired on 18/05/2002 and is survived by five daughters Pushpa Dattoba Chavan, Suman Suresh Bahirat, Rani Padmakar Gawade, Asha Rajendra Tupe, Reshma Santosh Barate and widow Subhadrabai Dattoba Pathare. Dattoba Bhondiba Pathare executed a registered Will dated 11/09/1987 and bequeath the caption property to Subhadrabai Dattoba Pathare. The said Will is registered in the Office of Joint Sub Registrar Haveli no.1 at serial no.12023/1987. As per the registered Will the caption property is bequeath to Subhadrabai Dattoba Pathare, hence her name is recorded to the revenue record.
- e] Subhadrabai Dattoba Pathare and her daughters Pushpalata Dattatray Chavan, Suman Suresh Bahirat, Shobha Padmakar Gawade, Asha Rajendra Tupe, Reshma Santosh Barate executed Articles of Agreement dated 04/03/2006 for the caption property in favour of M/s. Magarpatta City Development Company Limited. For effectual implementation of agreement Subhadrabai Dattoba Pathare and other family members executed power of attorney in favour of M/s. Magarpatta City Development Company Limited. The said Articles of Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli no.3 at serial no.1824 of 2006 and 1825 of 2006.
- f] Upon application under section 31 (1) of the Companies Act 1956 by M/s. Magarpatta City Development Company Limited for conversion into Private Company and pursuant to the approval of Central Government signified in writing having been accorded thereto by the ROC-Pune vide SRN A 80158173 dated 07/04/2010, the name of company is changed to M/s. Magarpatta City Development Company Private Limited.
- g] M/s. Magarpatta City Development Company Private Limited purchased and acquired an area admeasuring 00 Hectare 15.8 Aar out of the caption property from Subhadrabai Dattoba Pathare and others vide Sale Deed dated 01/12/2018. The said Sale Deed is registered in the office of Sub Registrar Haveli no.21 at serial no.21201 of 2018 on 01/12/2018.
- h] The mutation entry no. 13907 certified on 17/05/2018 states that, as per the order passed by City Survey Officer No. 2 vide Ja. Kr. 598, Na. Bhu./ Duheri Nond Band/ Mundhwa/2018 dated 02/05/2018, the properties located within the limits of Municipal Corporation of Pune and earmarked for residential use were having revenue record in form of 7/12 extract and property card at the same time. Hence revenue record in the form of 7/12 extract of respective survey numbers are closed and no longer is in existence.



- i] The mutation entry no. 326 certified and states that, as per order passed by Settlement Commissioner and Director of Land Record (Maharashtra State), Pune bearing no. Na. Bhu./Mi. P. Akshari Nond/2015, Pune dated 16/02/2015, the area of the caption property appearing in numeric form on property card is also recorded in alphabetical form. On perusal of the property card it appears that the area is wrongly recorded as 1700 Sq. Mtrs instead of 1900 Sq. Mtrs.
- j] The mutation entry 623 certified on 23/08/2019 states that, as per the order passed by the Tabsildar, Pune City bearing no. Hakka Nondani/Kavi/539/2018 dated 17/05/2018 and further pursuant to mutation entry no. 13907 the revenue record in the form of 7/12 extract of Survey no. 71 are closed, therefore the corresponding entries appearing thereon are recorded to the Property Card extract of CTS no.2110.

## 4.1] ENCUMBRANCE -

- a] At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However, from the available registers of Index II online, I did not come across any entry, which would hamper the title of the present owner, subject to remark mentioned in clause '6' below.

## 5] LITIGATION IF ANY -

- a] We have been informed by the client that no litigation is pending in respect of the caption property in any court of law.

## 6] REMARKS/PERMISSION/DOCUMENTS/NOC REQUIRED -

- a] Necessary steps need to be initiated to record the name of M/s. Magarpatta City Development Company Private Limited to the ownership column for an area admeasuring 00 Hectare 15.8 Aarout of the caption property.
- b] Necessary steps need to be initiated to record the rights acquired by M/s. Magarpatta City Development Company Private Limited on property card of the caption property.
- c] I have been provided with application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to correct the area recorded on Property Card extract of CTS No. 2110, which is pending adjudication.
- e] Legible copy of mutation entry no.2405 is required.

## 7] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perused, remark mentioned and availability of registers of Index II extracts online -



- a] M/s. Magarpatta City Development Company Private Limited (1580 Square Meter) Subhadra Dattoba Pathare (320 Square Meter) are the owners of their respective areas out of the caption property and the ownership rights appear to be free, clear and marketable, subject to the compliance mentioned in clause '6a', '6c' and '6e' above.
- b] M/s. Magarpatta City Development Company Private Limited has acquired rights from Subhadra Dattoba Pathare and others for an area admeasuring 320 Square meters and said rights appears to be free, clear and marketable subject to remark mentioned in clause '6b' above.

This report is accordingly issued.



A handwritten signature in black ink, appearing to read 'Anand Gangaliedkar'.

Anand Gangaliedkar

Advocate

Housiey.com

# *Gangakhedkar And Associates*

## Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

Date : 03/10/2023

### ADDENDUM TO FLOW OF TITLE DATED 11/02/2022

1] **DESCRIPTION OF PROPERTY** --All that piece and parcel of the lands bearing Survey Number.71 Hissa no.10, admeasuring 00 H 19 Aar, assessed at Rs. 0.37 paise, situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Subhadrabai Dattoba Pathare.

2] This addendum is to the flow of title dated 11/02/2022 issued by me.

2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --

a] Copy of 7/12 extract from 2017 to 2018

b] Copy of flow of title dated 11/02/2022 issued by me.

c] Relevant mutation entries 15440, 15468

3] Adv. Shraddha Patole has caused search to be taken in respect of the caption property from 2021 to 2023 online. Copy of the online search report dated 30/09/2023 is annexed hereto.

4] **ANY OTHER RELEVANT TITLE**--

a] The mutation entry no. 15440 certified on 01/09/2023 states that, as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond / Kavi/403/2023 dated 04/08/2023 and order passed by City Survey Officer 2 bearing no. Pune/Mundhwa/ Review/E.Ba.no.315/2023 dated 14/07/2023 revenue record in the form of 7/12 extract of respective survey numbers was closed is reopened.

b] The mutation entry no.15468 certified on 08/09/2023 states that as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond /Kavi/403/2023 dated 04/08/2023, order passed by District Inspector of Land Record and City Survey Officer 2 bearing no. Pune/Mundhwa/Review/E.Ba.no.315/2023, dated 14/07/2023 the corresponding entries appearing on property card are recorded to respective 7/12 extract.

5] **CONCLUSION** -

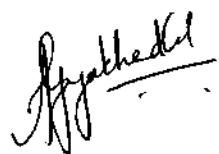
On the basis of foregoing and subject to what is discussed herein above and in flow of title dated 11/02/2022, the documents perused and subject to online search report issued by Adv. Shraddha Patole-



- a] M/s. Magarpatta City Development Company Private Limited (00 H 15.80 Aar) Subhadra Dattoba Pathare (00 H 03.20 Aar) are the owners of their respective areas out of the caption property and the ownership rights appear to be free, clear and marketable.
- b] M/s. Magarpatta City Development Company Private Limited has acquired rights from Subhadra Dattoba Pathare and others for an area admeasuring 00 H 3.20 Aar out of the caption property and said rights appears to be free, clear and marketable.

This report is accordingly issued.



  
Anand Gangakhedkar  
Advocate

Housiey.com



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

GRN	MH008610637202324U	BARCODE			Date	26/09/2023-13:38:29	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		Shraddha Vikas Patole		
Location	PUNE						
Year	2023-2024 One Time		Flat/Block No.				
Account Head Details		Amount In Rs.	Premises/Building				
00300/2201 SEARCH FEE		750.00	Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
550.00			Amount In		Seven Hundred Fifty Rupees Only		
Total		750.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572023092641439	CPADCUUCF1	
Cheque/DD No.			Bank Date	RBI Date	26/09/2023-00:00:00	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		471 , 27/09/2023		

Department ID: 592887679

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

Mobile No. : 7058888675

### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0004608214202324	30/09/2023-15:54:14	IGR002	550.00
<b>Total Defacement Amount</b>					<b>550.00</b>

MH008610637202324U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Sep 2023	Receipt	Receipt no.: 1113106705
	Name of the Applicant :	Shraddha Vikas Patole
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 71
	Period of search :	From :2002 To :2023
	Received Fee :	550
<p>The above mentioned Search fee has been credited to government vide GRN no :MH008610637202324U</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned GRAS Challan.</p> <p>Payment of search fee through GRAS challan can be verified on '<a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a>'.</p>		



Date: 30/09/2023

## SEARCH REPORT

To,

**Adv. Anand G. Gangakhedkar  
Pune - 411004.**

Sir,

At your instance, I have taken search in the index II provided online in government's official website- [www.igrmahaarashtra.gov.in](http://www.igrmahaarashtra.gov.in) for the last 3 years i.e. 2021 to 2023. I am giving this search report in respect of the property mentioned here below.

### **1. Description of the Property:-**

All that Piece & Parcel of Land bearing Survey No. 71 Hissa No. 10  
Village Mundhava, Tal --Pune Ciy, Dist. Pune.

### **2. Search Observations:-**

That I have conducted the search from 1993 to 2023 in the official website of IGR, Maharashtra, i.e. [www.igrmahaarashtra.gov.in](http://www.igrmahaarashtra.gov.in) relevant online receipt -- GRN No. **MH008610637202324U** dated **26/09/2023** for Rs.750/- is attached herewith.

There are no physical records available at SRO, Haveli, therefore I have taken search from the available records on line for the entire period from 2021 to 2023 and I could find the following record/s pertaining to the abovementioned property:-

**2021- Nil**

**2022- Nil**

**2023-Nil**

**Please note that this is only a 'Search Report' and not the 'Title Opinion'.**

ADVOCATE

SHRADDDHA V. PATOLE

BA, LLB, LLM



Regards.

Place: Pune  
Date: 30/09/2023

*Shraddha V. Patole*  
Shraddha V. Patole  
Advocate

Encl: 1. Search Fee Receipt.

2 OFFICE: Sonai Building, 3<sup>rd</sup> Floor, lane No. 2, Anusaya Park, New  
Bhadale Vasti, Wagholi- 412207.  
Email ID: advshraddhapatole06@gmail.com

# *Gangakhedkar And Associates*

## Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030.  : (020) 2447 3940

Ref.:

Date : 11/02/2022

### FLOW OF TITLE OF THE SAID LAND

- 1] Property card on the date of the application is as under -
  - a] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the lands bearing City Survey Number 2111 area admeasuring 1100 square meter corresponding to old Survey no. 71 Hissa no.11 situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Dnyanoba Dhondia Pathare.
- 2] Mutation entries no. 2335, 2405, 3083, 13907, 326, 623.
- 2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --
  - a] 7\*12 extract of the caption property for the year 1964 to 2009.
  - b] Copy of Property Card.
  - c] Copy of the Index II of Agreement dated 28/03/2006.
  - d] Fresh Certificate of Incorporation upon Change of Name on Conversion to Private Limited Company issued by Registrar of Companies, Maharashtra, Pune on 07/04/2010.
  - e] Copy of application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to TILR no.2

I have based this report on the basis of the documents mentioned above.

- 3] I have caused the search of the caption property for the last 30 years that is from 1992 to 2022 both inclusive. The search from 1992 till 2002 of the available registers of Index II extract was carried out from the office of Joint Sub Registrar Haveli No. I and II only. The search pertaining from the year 2002 till date was caused online.

### **ANY OTHER RELEVANT TITLE--**

- a] The mutation entry no. 2335 certified and states that, pursuant to the Partition Deed dated 23.12.1961, affected amongst Haribhau Dhondiba Pathare, Dnyanoba Dhondiba Pathare, Dattoba Dhondiba Pathare and legal heirs of Kisan Dhondiba Pathare, the properties mentioned therein are allotted to the respective owners. The said Partition Deed is registered in the office of Sub Registrar Haveli no.2 at Sr. no. 1855 of 1961.
- b] The mutation entry no. 2405 states that, as per the phalani no.12 received for survey no.71, correction is affected to the revenue record of S. No.71. On perusal of the copy of the said mutation the same is in mutilated condition and the remark of the Circle Officer is not clear.



c] The mutation entry no. 3083 states that, deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas. The area of caption property is recorded in Hector -Aar i.e. 00 H 20 Aar.

d] M/s. Magarpatta City Development Company Limited entered into an Articles of Agreement dated 28/03/2006 for the caption property with Dnyanoba Dhondiba Pathare, Baby Yashwant Zambre, Suresh Yashwant Zambre, Savita Suresh Zambre, Akash Suresh Zambre, Akshada Suresh Zambre, Ramesh Yashwant Zambre, Rekha Ramesh Zambre, Kajal Ramesh Zambre, Nikhil Ramesh Zambre, Bhagwan Yashwant Zambre, Madhuri Bhagwan Zambre, Saurabh Bhagwan Zambre, and Vaishnavi Bhagwan Zambre. For effectual implementation of agreement Dnyanoba Dhondiba Pathare and other family members have executed power of attorney in favour of M/s. Magarpatta City Development Company Limited. The said Agreement and Power of Attorney are registered in the office of Sub Registrar Haveli no.3 at serial no.2545 of 2006 and 2546 of 2006.

e] Upon application under section 31 (1) of the Companies Act 1956 by M/s. Magarpatta City Development Company Limited for conversion into Private Company and pursuant to the approval of Central Government signified in writing having been accorded thereto by the ROC-Pune vide SRN A 80158173 dated 07/04/2010, the name of company is changed to M/s. Magarpatta City Development Company Private Limited.

i] The mutation entry no. 13907 certified on 17/05/2018 states that, as per the order passed by City Survey Officer No. 2 vide Ja. Kr. 598, Na. Bhu./ Duheri Nond Barad/ Mundhwa/2018 dated 02/05/2018, the properties located within the limits of Municipal Corporation of Pune and earmarked for residential use were having revenue record in form of 7/12 extract and property card at the same time. Hence revenue record in the form of 7/12 extract of respective survey numbers are closed and no longer is in existence.

ii] The mutation entry no. 326 certified and states that, as per order passed by Settlement Commissioner and Director of Land Record (Maharashtra State), Pune bearing no. Na. Bhu./Mi. P. Akshari Nond/2015, Pune dated 16/02/2015, the area of the caption property appearing in numeric form on property card is also recorded in alphabetical form. On perusal of the property card it appears that the area is wrongly recorded as 1100 Sq. Mtrs instead of 2000 Sq. Mtrs.

ii] The mutation entry 623 certified on 23/08/2019, states that as per the order passed by the Tahsildar, Pune City bearing no. Hakka Nondani/Kavi/539/2018 dated 17/05/2018 and further pursuant to mutation entry no. 13907 the revenue record in the form of 7/12 extract of Survey no. 71 are closed, therefore the corresponding entries appearing thereon are recorded to the Property Card extract of CTS no.211.



## 4.] ENCUMBRANCE -

a] At the outset I state that the majority of the Index II registers at the office of the Joint Sub Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However, from the available registers of Index II online, I did not come across any entry, which would hamper the title of the present owner subject to remark mentioned in clause '6' below.

## 5.] LITIGATION IF ANY -

a] We have been informed by the client that no litigation is pending in respect of the caption property in any court of law.

## 6.] REMARKS/PERMISSION/DOCUMENTS/NOC REQUIRED -

a] Necessary steps need to be initiated to record the rights acquired by M/s. Magarpatta City Development Company Private Limited on property card of the caption property.

b] I have been provided with application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to correct the area recorded on Property Card extract of CTS No. 2111, which is pending adjudication.

c] Legible copy of mutation entry no.2405 is required.

## 7.] CONCLUSION -

After narrating the facts as aforesaid, I state that subject to the documents perused remark mentioned and availability of registers of Index II extracts online -

a] Dnyanoba Dhondiba Pathare is the owner of the caption property and the ownership rights appear to be free, clear and marketable subject to remark mentioned in clause '6a' and '6c' above.

b] M/s. Magarpatta City Development Company Private Limited have acquired rights of the caption property and said rights appears to be free, clear and marketable, subject to remark mentioned in clause '6b' above.

This report is accordingly issued.



A handwritten signature in black ink, appearing to read "Anand Gangakhedkar".

Anand Gangakhedkar  
Advocate

# *Gangakhedkar And Associates*

Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

03/10/2023

Date :

## ADDENDUM TO FLOW OF TITLE DATED 11/02/2022

- 1] **DESCRIPTION OF PROPERTY** --All that piece and parcel of the lands bearing Survey no. 71 Hissa no.11 admeasuring 00 H 18 Aar situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Baby Yashwant Zambare, Suresh Yashwant Zambare, Ramesh Yashwant Zambare, Bhagwan Yashwant Zambare.
- 2] This addendum is to the flow of title dated 11/02/2022 issued by me.
- 2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --
  - a] Copy of 7/12 extract from 2017 - 2018.
  - b] Copy of flow of title dated 11/02/2022 issued by me.
  - c] Relevant mutation entry 793, 15441, 15468.
- 3] Adv. Shraddha Patole has caused search to be taken in respect of the caption property from 2021 to 2023 online. Copy of the online search report dated 30/09/2023 is annexed hereto.
- 4] **ANY OTHER RELEVANT TITLE** -
  - a] The mutation entry no.793 certified on 03/04/2020 states that Dnyanoba Dhondiba Pathre expired on 22/12/2018 and his wife Anjanabai Dnyanoba Pathre expired on 09/08/1996. Dnyanoba Dhondiba Pathare executed Will dated 02/07/2012, which is registered in the office Sub Registrar Haveli no.1 at sr. no. 5735 of 2012 and second Will dated 28/01/2003, which is registered in the office Sub Registrar Haveli no.1 at sr. no. 608 of 2003. Hence names of decease are deleted and name of the legal heirs i.e. Baby Yashwant Zambare, Suresh Yashwant Zambare, Ramesh Yashwant Zambare, Bhagwan Yashwant Zambare are recorded to the caption property.
  - b] The mutation entry no. 15441certified on 01/09/2023 states that, as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond / Kavi/403/2023 dated 04/08/2023 and order passed by City Survey Officer 2 bearing no. Pune/Mundhawa/ Review/E.Ba.no.315/2023 dated 14/07/2023 revenue record in the form of 7/12 extract of respective survey numbers was closed is reopened.
  - c] The mutation entry no.15468 certified on 08/09/2023 states that as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond / Kavi/403/2023 dated 04/08/2023 and order passed by City Survey Officer 2 bearing no.



Pune/Mundhawa/ Review/E.Ba.no.315/2023 dated 14/07/2023 the corresponding entries appearing on property card are recorded to respective 7/12 extract.

5] **CONCLUSION -**

On the basis of foregoing and subject to what is discussed herein above and in flow of title dated 11/02/2022, the documents perused and subject to online search report issued by Adv. Shraddha Patole-

- a] Baby Yashwant Zambare, Suresh Yashwant Zambare, Ramesh Yashwant Zambare, Bhagwan Yashwant Zambare are owners of the caption property and the ownership rights appear to be free, clear and marketable.
- b] M/s. Magarpatta City Development Company Private Limited have acquired rights of the caption property and said rights appears to be free, clear and marketable.

This report is accordingly issued.



*Anand Gangakhedkar*  
Anand Gangakhedkar  
Advocate



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



Department ID : 592887679

Mobile No. : 7058888675

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

### Quatlan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004608214202324	30/09/2023-15:54:14	IGR002	550.00
<b>Total Defacement Amount</b>					<b>550.00</b>

MH008610637202324U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Sep 2023	Receipt	Receipt no.: 1113106705
	Name of the Applicant :	Shraddha Vikas Patole
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 71
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH008610637202324U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned GRAS Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a> '.		



Date: 30/09/2023

## SEARCH REPORT

To,

**Adv. Anand G. Gangakhedkar  
Pune - 411004.**

Sir,

At your instance, I have taken search in the index II provided online in government's official website- [www.igrmahaarshtra.gov.in](http://www.igrmahaarshtra.gov.in) for the last 3 years i.e. 2021 to 2023. I am giving this search report in respect of the property mentioned here below.

### **1. Description of the Property:-**

All that Piece & Parcel of Land bearing Survey No. 71 Hissa No. 11  
Village Mundhava, Tal -Pune Ciy, Dist. Pune.

### **2. Search Observations:-**

That I have conducted the search from 1993 to 2023 in the official website of IGR, Maharashtra, i.e. [www.igrmahaarshtra.gov.in](http://www.igrmahaarshtra.gov.in) relevant online receipt - GRN No. **MI008610637202324U** dated **26/09/2023** for **Rs.750/-** is attached herewith.

There are no physical records available at SRO, Haveli, therefore I have taken search from the available records on line for the entire period from 2021 to 2023 and I could find the following record/s pertaining to the abovementioned property:-

**2021- Nil**

**2022- Nil**

**2023-Nil**

**Please note that this is only a 'Search Report' and not the 'Title Opinion'.**

**ADVOCATE**  
**SHRADHHA V. PATOLE**  
**BA, LLB, LLM**



Regards.

**Place: Pune**  
**Date: 30/09/2023**

*Upadhyay*  
**Shraddha V. Patole**  
**Advocate**

Encl: 1. Search Fee Receipt.

Housiey.com

2 | OFFICE: Sonai Building, 3<sup>rd</sup> Floor, lane No. 2, Anusaya Park, New  
Bhadale Vasti, Wagholi- 412207.  
Email ID: advshraddhapatole06@gmail.com

# *Gangakhedkar And Associates*

## Advocates

Office : Off. No.1, Moraya Apartment, 252 Shanwar Peth, Omkareshwar Road, Pune - 411 030.  : (020) 2447 3940

Ref.:

Date :

11/02/2022

### FLOW OF TITLE OF THE SAID LAND

- 1] Property card on the date of the application is as under -
  - a] **DESCRIPTION OF PROPERTY** -- All that piece and parcel of the lands bearing City Survey Number 2113 area admeasuring 2900.00 sq. meter corresponding to old Survey Number 71 Hissa Number 12 situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the name of Rama Kisan Pathare.
- 2] Mutation entries no. 2335, 2401, 2405, 3083, 4502, 12599, 13907, 326, 623.
- 2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --
  - a] 7\*12 extract of the caption property for the year 1975 to 2009.
  - b] Property Card.
  - c] Copy of the Index II Article of Agreement dated 04/01/2007.
  - d] Fresh Certificate of Incorporation upon Change of Name on Conversion to Private Limited Company issued by Registrar of Companies, Maharashtra, Pune on 07/04/2010.
  - e] Copy of the Index II Sale deed dated 25/04/2015.
  - f] Copy of the Index II of Correction Deed 17/12/2020
  - g] Copy of the Index II of Correction Deed 25/06/2021
  - h] Copy of application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to TILR no.2

The opinion as stated hereinbelow is based on the above mentioned documents and is subject to and based on the observation in this report.

- 3] I have caused the search of the caption property for the last 30 years that is from 1992 to 2022 both inclusive. The search from 1992 till 2002 of the available registers of Index II extract was carried out from the office of Joint Sub Registrar Haveli No. I and II only. The search pertaining from the year 2002 till date was caused online.

### 4] **ANY OTHER RELEVANT TITLE** -

- 1] The mutation entry no. 2335 certified and states that, pursuant to the Partition Deed dated 23.12.1961, affected amongst Haribhau Dhondiba Pathare, Dnyanoba Dhondiba Pathare, Dattoba Dhondiba Pathare and legal heirs of Kisan Dhondiba Pathare, the properties mentioned therein are allotted to the respective owners. The



said Partition Deed is registered in the office of Sub Registrar Haveli no.2 at Sr. no. 1855 of 1961.

- b] The mutation entry no. 2401 certified and states that, the names of Sopana Kisan Pathare, Narayan Kisan Pathare, Rama Kisan Pathare minor through guardian Anusayabai Kisan Pathare are recorded to the caption property.
- c] The mutation entry no. 2405 states that, as per the phalanino.12 received for survey no.71, correction is affected to the revenue record of S. No.71. On perusal of the copy of the said mutation the same is in mutilated condition and the remark of the Circle Officer is not clear.
- d] The mutation entry no. 3083 states that, deals with the conversion of area assessment to matrix system from the earlier system of Acres and Gunthas. The area of caption property is recorded in Hector -Aar i.e. 00 11 21 Aar.
- e] The mutation entry no. 4502 certified on 04/09/1992 states that, as per the order passed by Tahasildar in Vatap/1/1992 dated 29/08/1992 the caption property is allotted to Ramchandra alias Rama Kisan Pathare. Hence the name of Rama Kisan Pathare is recorded to the said caption property.
- f] Sulochana Maruti Jadhav, Kusum Vishnu Kadam, Laxmi Shantaram Gunjal released their rights in favour of Rama Kisan Pathare vide release deed dated 04/01/07. The said release deed is registered in the office of Sub Registrar Haveli No.6 at serial no. 124/2007.
- g] Ramchandra Krushnaji Pathare, Lata Ramchandra Pathare, Chandrakant Ramchandra Pathare, Chandrakant Ramchandra Pathare, Hemangi Ramchandra Pathare, Sulochana Maruti Jadhav, Kusum Vishwas Kadam, Laxmi Shantaram Gunjal entered into an Articles of Agreement dated 04/01/2007 thereby granted development rights of an area admeasuring 00 Hectare 07 Aar out of the caption property to M/s. Magarpatta City Development Company Limited. For the effective implementation of the development rights, Ramchandra Krushnaji Pathare, Lata Ramchandra Pathare, Chandrakant Ramchandra Pathare, Chandrakant Ramchandra Pathare, Hemangi Ramchandra Pathare, Sulochana Maruti Jadhav, Kusum Vishwas Kadam, Laxmi Shantaram Gunjal executed a registered power of attorney in favour of the developer. The said Articles of Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli no.3 at serial no.114 of 2007 and 115 of 2007.
- h] Upon application under section 31 (1) of the Companies Act 1956 by M/s. Magarpatta City Development Company Limited for conversion into Private Company and pursuant to the approval of Central Government signified in writing having been accorded thereto by the ROC-Pune vide SRN A 80158173 dated 07/04/2010, the name of company is changed to M/s. Magarpatta City Development Company Private Limited.
- i] The mutation entry no.12599 states that M/s. Magarpatta City Development Company Private Limited have purchased and acquired an area admeasuring 00 11

07 Aar out of the caption property from Sopan Krushnaji Pathare and Sumitra Sopan Pathare deceased through legal heirs Sunita Ashok Khot, Anita Vishwanath Nayak, Sangita Ganpati Jadhav have vide sale deed dated 17/05/2014, registered in the Office Sub Registrar Haveli 3 at serial no.4429/2014. The said mutation is cancelled because the name of the seller is not appearing on 7/12 extract.

- j] Ramchandra Krushnaji Pathare alias Rama Kisan Pathare and others through Constitute Attorney Holder Satish Dattatray Magar sold an area admeasuring 00 Hectare 07 Aar out of the caption property to M/s. Magarpatta City Development Company Private Limited vide sale deed dated 31/12/2014. The said Sale Deed is registered in the office of Sub Registrar Haveli no.17 at serial no.2617 of 2015 on 25/04/2015.
- k] The mutation entry no. 13907 certified on 17/05/2018 states that, as per the order passed by City Survey Officer No. 2 vide Ja. Kr. 598, Na. Bhu./ DuheriNond Band/ Mundhwa/2018 dated 02/05/2018, the properties located within the limits of Municipal Corporation of Pune and earmarked for residential use were having revenue record in form of 7/12 extract and property card at the same time. Hence revenue record in the form of 7/12 extract of respective survey numbers are closed and no longer is in existence.
- l] The mutation entry no. 326 certified and states that, as per order passed by Settlement Commissioner and Director of Land Record (Maharashtra State), Pune bearing no. Na. Bhu./Mi. P. AkshariNond/2015, Pune dated 16/02/2015, the area of the caption property appearing in numeric form on property card is also recorded in alphabetical form. On perusal of the property card it appears that the area is wrongly recorded as 2900 Sq. Mtrs instead of 2100 Sq. Mtrs.
- m] The mutation entry 623 certified on 23/08/2019, states that as per the order passed by the Tahsildar, Pune City bearing no. Hakka Nondani/Kavi/539/2018 dated 17/05/2018 and further pursuant to mutation entry no. 13907 the revenue record in the form of 7/12 extract of Survey no. 71 are closed, therefore the corresponding entries appearing thereon are recorded to the Property Card extract of CIS no. 11.
- n] Ramchandra Krushnaji Pathare alias Rama Kisan Pathare and others have executed Correction Deed dated 25/06/2021, which is registered in the office of Sub Registrar Haveli 3, at sr. no. 8051 of 2021 in favour of M/s. Magarpatta City Development Company Private Company Limited to the agreement for sale dated 01/01/2007 and sale deed dated 31/12/2014 wherein an area admeasuring 00 Hectare 07 Aar were initially acquired. Vide the said Correction Deed, M/s. Magarpatta City Development Company Private Company Limited has acquired ownership of the entire caption property.

Hence necessary steps need to be initiated to record the name of M/s. Magarpatta City Development Company Private Company Limited to ownership column.



6] Sopan Krushnaji Pathare, Sumitra Sopan Pathare both deceased through Sumita Ashok Khot, Anita Vishwanath Nayak, Sangita Ganpati Jadhav executed correction deed dated 17/12/2020 which is registered in the office Sub Registrar Haveli No. 8473 of 2020 in favour of M/s. Magarpatta City Development and Construction Company Private Limited to the sale deed dated 17/03/2014 wherein an area measuring 00 H 07 Aar out of the caption property was acquired. Vide the correction deed the said area and caption property is deleted.

I have been provided with application dated 20/08/2021 filed by M/s. Magarpatta City Development Company Private Limited to correct the area recorded on Property Card extract of CIS No. 2113, which is pending adjudication.

4) [ENCUMBRANCE -

a] At the outset I state that the majority of the Index II registers at the office of the Joint Sub-Registrar Haveli No. I and II are extensively torn and hence I cannot comment upon the same in detail. However, from the available registers of Index II online, did not come across any entry, which would hamper the title of the present owner.

5) [LITIGATION IF ANY -

a] We have been informed by the client that no litigation is pending in respect of the caption property in any court of law.

6) [REMARKS/PERMISSION/DOCUMENTS/NOC REQUIRED -

a] Legible copy of mutation entry no.2405 is required.

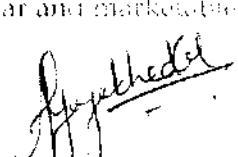
7) [CONCLUSION -

On the basis of foregoing and subject to what is discussed herein above, the documents perused and subject to the availability of registers of Index II online -

a) M/s. Magarpatta City Development Company Private Limited is the owner of the caption property and the ownership rights appear to be free, clear and marketable.

This report is accordingly issued.



  
Anand Ganpati Desai  
Advocate

# Gangakhedkar And Associates

Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

03/10/2023

Ref.:

Date :

## ADDENDUM TO FLOW OF TITLE DATED 11/02/2022

1] **DESCRIPTION OF PROPERTY**- All that piece and parcel of the lands bearing Survey Number 71 Hissa Number 12 admeasuring 00 H 21 Aar, assessed at Rs. 0.28 paise, situated at village Mundhwa, Taluka - Pune City, District - Pune, (hereinafter referred to as the caption property), stands in the M/s. Magarpatta City Development Company Private Limited.

2] This addendum is to the flow of title dated 11/02/2022 issued by me.

2.1] **COPIES OF THE DOCUMENTS SUPPLIED** --

a] Copy of 7/12 extract from 2017 - 2018.

b] Copy of flow of title dated 11/02/2022 issued by me.

c] Relevant mutation entry 1059, 15442, 15468,

3] Adv. Shraddha Patole has caused search to be taken in respect of the caption property from 2021 to 2023 online. Copy of the online search report dated 30/09/2023 is annexed hereto.

4] **ANY OTHER RELEVANT TITLE** -

a] The mutation entry no.1059 states that Ramchandra Krushnaji Pathare alias Rama Kisan Pathare and others have executed Correction Deed dated 25/06/2021, which is registered in the office of Sub Registrar Haveli 3, at sr. no. 8051 of 2021 in favour of M/s Magarpatta City Development Company Private Company Limited to the agreement for sale dated 04/01/2007 and sale deed dated 31/12/2014 wherein an area admeasuring 00 Hectare 07 Aar were initially acquired out of the caption property. Vide the said Correction Deed, M/s Magarpatta City Development Company Private Limited has acquired ownership of the entire caption property. Hence name of M/s Magarpatta City Development Company Private Limited is recorded to the caption property.

b] The mutation entry no. 15442 certified on 01/09/2023 states that, as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond / Kavi/403/2023 dated 04/08/2023 and order passed by City Survey Officer 2 bearing no. Pune/Mundhwa/ Review/E.Ba.no.315/2023 dated 14/07/2023 revenue record in the form of 7/12 extract of respective survey numbers was closed is reopened.

c] The mutation entry no.15468 certified on 08/09/2023 states that as per the order passed by Tahsildar Pune City vide Ja. Kr. Hakka Nond /Kavi/403/2023 dated 04/08/2023, order passed by District Inspector of Land Record and City Survey



Officer 2 bearing no. Pune/Mundhawa/Review/E.Ba.no.315/2023 dated 14/07/2023 the corresponding entries appearing on property card are recorded to respective 7/12 extract.

5] **CONCLUSION -**

On the basis of foregoing and subject to what is discussed herein above and in flow of title dated 11/02/2022 and the documents perused and subject to online search report issued by Adv. Shraddha Patole -

a] M/s. Magarpatta City Development Company Private Limited is owner of the caption property and the ownership rights appear to be free, clear and marketable.

This report is accordingly issued and file is returned.



*Anand Gangakhedkar*  
Anand Gangakhedkar  
Advocate



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

GRN	MH008610637202324U	BARCODE			Date	26/09/2023-13:38:29	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	PN01_JT DISTT REGISTRAR PUNE URBAN		Full Name		Shraddha Vikas Patole			
Location	PUNE							
Year	2023-2024 One Time		Flat/Block No.					
Account Head Details		Amount In Rs.			Premises/Building			
00300/2201 SEARCH FEE		750.00	Road/Street					
			Area/Locality					
					Town/City/District			
			PIN					
			Remarks (If Any)					
			Amount In		Seven Hundred Fifty Rupees Only			
					Words			
550.00			750.00					
Total								
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	00040572023092641439	CPADCUUCF1		
Cheque/DD No.			Bank Date	RBI Date	26/09/2023-00:00:00	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		471 , 27/09/2023			

Department ID: 592887679

Mobile No : 7058888676

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

### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0004608214202324	30/09/2023-15:54:14	IGR002	550.00
<b>Total Defacement Amount</b>					<b>550.00</b>

MH008610637202324U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Sep 2023	Receipt	Receipt no.: 1113106705
	Name of the Applicant :	Shraddha Vikas Patole
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 71
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH008610637202324U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a> '.		



Date: 30/09/2023

## SEARCH REPORT

To,

**Adv. Anand G. Gangakhedkar  
Pune - 411004.**

Sir,

At your instance, I have taken search in the index II provided online in government's official website- [www.igrmahaarashtra.gov.in](http://www.igrmahaarashtra.gov.in) for the last 3 years i.e. 2021 to 2023. I am giving this search report in respect of the property mentioned here below.

### **1. Description of the Property:-**

All that Piece & Parcel of Land bearing Survey No. 71 Hissa No. 12 Village Mundhava, Tal – Pune City, Dist. Pune.

### **2. Search Observations:-**

That I have conducted the search from 1993 to 2023 in the official website of IGR, Maharashtra, i.e. [www.igrmahaarashtra.gov.in](http://www.igrmahaarashtra.gov.in) relevant online receipt - GRN No. **MH008610637202324U** dated **26/09/2023** for **Rs.750/-** is attached herewith.

There are no physical records available at SRO, Haveli, therefore I have taken search from the available records on line for the entire period from 2021 to 2023 and I could find the following record/s pertaining to the abovementioned property:-

#### **2021**

1. Deed of Confirmation dated 25/06/2021, Sr. No. 8051/2021, SRO, Haveli No. 25, between Rajani Dattatray Timgire & others AND M/s. Magrpatta City Development Co. Pvt. Ltd.

#### **2022- Nil**

#### **2023- Nil**

ADVOCATE

SHRADDHA V. PATOLE

BA, LLB, LLM



**Please note that this is only a 'Search Report' and not the  
'Title Opinion'.**

Regards.

**Place: Pune**  
**Date: 30/09/2023**

  
**Shraddha V. Patole**  
**Advocate**

Encl: 1. Search Fee Receipt.

2 | OFFICE: Sonai Building, 3<sup>rd</sup> Floor, lane No. 2, Anusaya Park, New  
Bhadale Vasti, Wagholi- 412207.  
Email ID: advshraddhapatole06@gmail.com

8051526 30-09-2023	सूची क्र.2 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	दुर्घाम निबंधक : सह दु.नि.हवेली 25 दस्त क्रमांक : 8051/2021 नोंदणी : Regn:63m
<b>गावाचे नाव : मुंढवा</b>		
(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र	
(2) मोबदला	0.0	
(3) बाजारभाव(भाडेपटटाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.0	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: दस्त क्र. 2617/2015 हवेली क्र. 17 मध्ये दिनांक 25/04/2015 रोजी झालेल्या डिड ऑफ कन्व्हेन्स या दस्तातील पान नंबर 3, 7 व 10 व सुची क्र. 2 मध्ये पॉईंट नं. 4 तसेच दस्त क्र. 114/2007 हवेली क्र. 3 मध्ये दिनांक 04/01/2007 रोजी झालेल्या आर्टिकल्स ऑफ अंगरीमेंट या दस्तातील पान नं. 3 आणि 12 व सुची क्र. 2 मध्ये पॉईंट नं. 2 मधील झालेले चुकीचे वर्णन - गाव मौजे मुंढवा ता. हवेली, जि. पुणे वि. क्र. 31/473) येथील जमीन(सी टी एस नं. 2065 ते 2075) स. नं. 70 ही, नं. 6ब / यासी क्षेत्र 00 हे. 043 आर.स. नं. 71 ही, नं. 3ब यासी क्षेत्र 00 हे. 096 आर.स. नं. 71 ही, नं. 8 यासी क्षेत्र 00 हे. 033 आर.स. नं. 71 ही, नं. 9 यासी क्षेत्र 00 हे. 045 आर.स. नं. 71 ही, नं. 12 क्षेत्र 00 हे. 07 आर.स. नं. 71 ही, नं. 14 यासी क्षेत्र 00 हे. 077 आर.एकुण 0 हे. 364 आर ही मिळकत. त्याएवजी बरोबर वर्णन गाव मौजे मुंढवा ता. हवेली, जि. पुणे वि. क्र. 31/473) येथील जमीन स. नं. 70 ही, नं. 6ब/2 यासी सी टी एस नं. 2053/6बी/2 यासी क्षेत्र 00 हे. 043 आर.स. नं. 71 ही, नं. 8(पार्ट) यासी सी टी एस नं. 2094 यासी क्षेत्र 00 हे. 033 आर.स. नं. 71 ही, नं. 12 यासी सी टी एस नं. 2113 क्षेत्र 00 हे. 21 आर.एकुण 0 हे. 28.6 आर ही मिळकत हवेली क्र 3 येथील दस्त नं. 114/2007 ता. 4/01/2007 ने 5टक्के मु. श. रु. 455000/- व नोंदणी फी रु. 30000/- वसुल झालेली आहे. चालु दराप्रमाणे फरक 1टक्के मु. श. रु. 429200/- व नो. फी रु. 30000/- दस्तास लावलेली आहे. असे येथुन पुढे वाचण्यात यावे. ( ( Survey Number : 70,71 ; ))	
(5) क्षेत्रफळ	2860 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		

<p>2): नाव:-सौ. लता रामचंद्र पठारे - - वय:-62 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मी नारायण को-ऑप हौसिंग सोसायटी. एरंडवणे पुणे 411004. रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411004 पैन नं:-ABINPP22731.</p> <p>3): नाव:-श्री. चंद्रकांत रामचंद्र पठारे - - वय:-33 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मी नारायण को-ऑप हौसिंग सोसायटी. एरंडवणे पुणे 411004. रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411004 पैन नं:-AI.NPP541211</p> <p>4): नाव:-कु.हेमांगी रामचंद्र पठारे - - वय:-32 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लक्ष्मी नारायण को-ऑप हौसिंग सोसायटी. एरंडवणे पुणे 411004. रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411004 पैन नं:-AQMP0617Q</p>	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. मगरपट्टा सिटी डेव्हलपमेंट कं.प्रा. लि. तर्फे अधिकृत सही करणार/डायरेक्टर श्री. सतीश मगर यांचे तर्फे नोंदणीकरिता कु.मु.म्हणुन श्री अमोल विरभद्र जंगम - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.ग. 247, कलवड वस्ती. लोहगाव, पुणे ४२. रोड नं: -, महाराष्ट्र. पुणे. पिन कोड:-411032 पैन नं:-AAPCM4647C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2021
(10)दस्त नोंदणी केल्याचा दिनांक	25/06/2021
(11)अनुक्रमांक खंड व पृष्ठ	8051/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी दिचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Correction Deed