



CHALLAN  
MTR Form Number-6



GRN	MH011414167202324E	BARCODE			Date	24/11/2023-14:34:43	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			Full Name	ADV DADASAHEB V NANEKAR			
Location	PUNE							
Year	2023-2024 One Time			Flat/Block No.				
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		25.00		Road/Street	LOHGAON TALUKA. HAVELI			
				Area/Locality	PUNE			
				Town/City/District				
				PIN				
				Remarks (If Any)	LOHGAON TALUKA. HAVELI DIST. PUNE S. NO. 291 SEARCH 1 YEAR 2023			
				Amount In	Twenty Five Rupees Only			
Total			25.00	Words				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042023112414785	233286857095	
Cheque/DD No.				Bank Date	RBI Date	24/11/2023-14:35:54	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9970672197

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

सदर चलन "टाइप ऑफ चेक" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



CHALLAN  
MTR Form Number-6



GRN	MH005639628202425E	BARCODE			Date	23/07/2024-17:02:19	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)						
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name		ADV DADASAHEB V NANEKAR			
Location	PUNE		Flat/Block No.					
Year	2024-2025 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street		LOHGAON TALUKA HAVELI			
0030072201 SEARCH FEE		25.00	Area/Locality		PUNE			
			Town/City/District					
			PIN					
			Remarks (If Any)		LOHGAON TALUKA HAVELI DIST. PUNE S. NO. 291 SEARCH 1 YEAR 2024			
			Amount In	Twenty Five Rupees Only				
Total		25.00	Words					
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref No.	02300042024072348213	242057828074			
Cheque/DD No.		Bank Date	RBI Date	23/07/2024-17:04:10	Not Verified with RBI			
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch		Scrol. No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9970672197

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

सदर चलान 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व क-उपस्थाच्या दस्त्यासाठी लागू नाही.

To,  
MahaRERA

**LEGAL TITLE REPORT**

SUBJECT – Title clearance certificate, in respect of a separated ‘Non Agriculture’ buildable landed property, in ‘Residential Zone’, admeasuring area 4100 square metres from and out of the entire landed property, bearing Survey No. 291/1, totally admeasuring 02 Hectares, 37 Ares, (including pot kharaba admeasuring 00 Hectare, 03 Ares), assessed at Rs. 04.35 lying, being and situated at village Lohgaon, Taluka- Haveli, District - Pune, within the local limits of Pune Municipal Corporation, and within the revenue jurisdiction of Sub Registrars, Haveli, (Pune).

I was entrusted with an assignment, by M/S. CHOICE DEVELOPMENTS a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered Office address at- Survey No.13, Choice Group, Adarsh Colony, Lane No.8, Vidynagar, Pune-411 032, represented through its Partners , through its authorized Partners, 1) Shri Ashok Rajendraprasad Agarwal 2) Shri Sunil Tilakchand Agarwal,, to have a Search for the last 30 years and a Title Report, in respect of the Non Agriculture’ buildable landed property in ‘Residential Zone’, referred to above and for the sake of convenience hereinafter referred to as the said property.

1) **DESCRIPTION OF THE PROPERTY :**

**(BEING DESCRIPTION OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS REPORT),**

All that piece and parcel of ‘A separated ‘Non Agriculture’ buildable, landed property, in ‘Residential Zone’, admeasuring area 4100 square metres from and out of the Land, bearing Survey No. 291/1, totally admeasuring 02 Hectares, 37 Ares, (including pot kharaba 00 Hectare, 03 Ares), assessed at Rs. 04.35, lying, being and situated at village Lohgaon, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation, within the revenue jurisdiction of Sub-Registrars, Haveli and is bonded as follows :-

- On or towards the East : By remaining area of land,  
Survey No. 291/1
- On or towards the South : By land of Mrs. Neena Anil  
Gupta and Mrs. Shashi Sanjay  
Gupta
- On or towards the West : By land of Baban Shivaji Moze  
in Survey No. 287
- On or towards the North : By land, Survey no.292/1C  
(Old S.No.292/2/2), land of  
Shri Prashant Korbhan Gupta  
along with 12 Meter wide East-  
West Road in it.

2) **THE DOCUMENTS OF THE LAND:-**

**DOCUMENTS IN RESPECT OF LANDED  
PROPERTY/ IES BEARING CTS NO. 186B AND 186E**

- A. Exchange Deed, dated- 24/02/1995, Haveli No. 8, at  
Sr. No. 945/1995, executed by and between Shri  
Dnyanoba Vithoba Moze & Others AND Korbhan  
Bhagatram Gupta
- B. Sale Deed, dated 8/8/1995, registered on 09/08/1995,  
Haveli No. 8, at Sr. No. 4010/1995, executed by Shri  
Korbhan Bhagatram Gupta in favor of Shri. Ramdas  
Dnyanoba Moze
- C. Order of Sub Divisional Officer, Junnar Sub Division,  
Khed, (Pune), vide no Kra. Sajal/Kavi/1637/2007  
Rajgurunagar, dated-06/11/2007
- D. Order from Tahasildar, Haveli, Shera Kra.  
TAHAV/KAVI/1205/07, dated 20/11/2007
- E. Sale Deed, dated-31.12.2007, Haveli No.8, at Sr No.  
3473/2008, executed by Shri Ramdas Dnyanoba  
Moze, through his Power of Attorney Holder, Shri  
Korbhan Bhagatram Gupta, in favor of the Purchasers  
therein, 1) Shri. Prakash Korbhan Gupta and 2) Shri  
Prashant Korbhan Gupta
- F. NA Order of Collector Office, Pune District, vide its  
Ref. no. PMH/NA/SR/109/13, Pune, dated-  
06/06/2014.

- G. Gift Deed', dated 25/01/2017, registered, on 02/02/2017, at Haveli - 8, Sr. No. 949/2017, executed by Shri. Prakash Korbhan Gupta in favor of Shri. Prashant Korbhan Gupta.
- H. Public Notice, was also duly published on 13/09/2022, in Daily Prabhat
- I. Sale Deed, along with a Irrevocable General Power Of Attorney and an Indemnity Bond, all dated- 01/11/2022, Haveli No.8, at Sr. No. 8938/2022, 8939/2022 & 8940/2022 respectively, executed by Shri Prashant Korbhan Gupta - in favor of 'M/S CHOICE DEVELOPMENTS.
- J. Zone Certificate, dated- 31/12/2020, issued by the Deputy Engineer - Development Zone 1, Pune Municipal Corporation, vide reference No. Outward No. Zone1/2215
- 3). 7/12 extract of Survey No. 291/1 and the, Mutation entries bearing nos. 5025, 4561, 9549, 13780, 15479, 16546, 21360, 25903, 26085, 43422, 43330
- 4) Search for the last 30 years has been carried out and completed, in respect of the said property, by way of E-Search module in (IGR Maharashtra), vide Search Receipt nos. MH008734706202003E, dated- 03/10/2022, MH011414167202324E, dtd. 24/11/2023 and MH005639628202425E, dtd. 23/07/2024, all issued by Sub, Sub Registrar, Haveli no. 10, (Pune), Original Search Receipt is attached to this Report, forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort, was found to be recorded in respect of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, it would be seen that the said property is/are free from all encumbrances and reasonable doubts and I am of the opinion that the above said Owner, M/S CHOICE DEVELOPMENTS', a partnership firm, registered under the Indian Partnership Act, 1932, through its authorized partners 1) Shri Ashok Rajendraprasad Agarwal 2) Shri Sunil Tilakchand Agarwal, have clean, clear and marketable title in respect of landed property admeasuring area 4100 square metres from and out of the Land, bearing Survey No. 291/1, totally admeasuring 02 Hectares, 37 Ares, (including pot kharaba 00 Hectare, 03 Ares)

**OWNERS OF THE LAND :-**

'M/S CHOICE DEVELOPMENTS', a partnership firm, registered under the Indian Partnership Act, 1932, through its authorized partners

- (1) Shri Ashok Rajendraprasad Agarwal
- (2) Shri Sunil Tilakchand Agarwal,

are the owners of the land admeasuring area 4100 square metres from and out of the Land, bearing Survey No. 291/1, totally admeasuring 02 Hectares, 37 Ares, (including pot kharaba 00 Hectare, 03 Ares)

The report reflecting the flow of the title of the Owner, on the said land is enclosed herewith as annexure.

Pune,

Dated – 24/07/2024

  
(D. V. NANEKAR),  
ADVOCATE



Housesey.com



Ref

Date : 24/07/2024

**ANNEXURE**

**FLOW OF THE TITLE OF THE LAND**

A separated 'Non Agriculture' buildable landed property, in 'Residential Zone', admeasuring area 4100 square metres from and out of the entire landed property, bearing Survey No. 291/1, totally admeasuring 02 Hectares, 37 Ares, (including pot kharaba admeasuring 00 Hectare, 03 Ares), assessed at Rs. 04.35 lying, being and situated at village Lohgaon, Taluka- Haveli, District- Pune, within the local limits of Pune Municipal Corporation, and within the revenue jurisdiction of Sub Registrars, Haveli, (Pune).

Certain Revenue Record and Title Deeds, were also made available for my inspection. Therefore, this Report is prepared on the basis of the documents and records those were made available to me for my inspection.

This Report is restricted to the above said property which is the subject matter of this Report and therefore, other irrelevant mutation entries and documents have been avoided.

**FLOW OF TITLE IN RESPECT OF LANDED PROPERTIES BEARING S.NO. 291/1 (PART)**

1. That the Mutation Entry No. 5025, duly certified, indicates that, on an application and statement submitted by the erstwhile owners, 1) Shri. Baban Vithoba Moze and 2) Shri. Dnyanoba Vithoba Moze, their landed properties, including Survey No. 291/1, were partitioned between them. By virtue of said 'partition', the land, bearing Survey No. 291/1, admeasuring 05 Acres, 35 Gunthe, (including pot kharaba, admeasuring 03 gunthe), was allotted to the share of Shri. Dnyanoba Vithoba Moze. Thus, based on the above said Partition, Shri. Dnyanoba Vithoba Moze, had become an absolute Owner of the land, Survey no. 291/1.

2. That the Mutation entry no. 4561 duly certified indicates that the Maharashtra State Weights and Measurements Act, 1958 and Indian Coinage Act, 1956, have been made applicable to village Lohgaon as such new Metric System was introduced for Survey nos. 1 to 322 including Survey no. 291.

3. That the Mutation Entry No. 9549, duly certified, indicates that the above said Owner, Shri Dnyanoba Vithoba Moze, had availed of a loan of Rs. 74000/- on 7.10.1979, from Canara Bank, Branch- Lohgaon, against the mortgage of the said land. Accordingly, an encumbrance of the said loan, was recorded in other rights column of the 7/12 extract of the said property.

4. That the Mutation Entry No. 13780, duly certified, indicates that the above said Owner, Shri Dnyanoba Vithoba Moze, sold portion of an area, admeasuring 00 Hectare, 01 Are, to the Purchaser therein, Shri. Govind Mahadev Mokhe, by virtue of a Sale Deed, dated- 31/1/1991. Based on the said Sale Deed, an effect was given to the record of rights of the said land, and the area that was sold was allocated with Survey no. 291/1/1, and remaining landed property, retained by the Owner Shri Dnyanoba Vithoba Moze, was allocated as Survey no. 291/1.

5. That the Mutation Entry No. 15479, duly certified, indicates that by virtue of an Exchange Deed, dated- 24/02/1995, registered in the office of Sub Registrar, Haveli No. 8, at Sr. No. 945/1995, the above said Owners, S/ Shri Dnyanoba Vithoba Moze, (for self and Karta of his HUF), 2) Devidas Dnyanoba Moze, (for self and Karta of his HUF) 3) Ramdas Dnyanoba Moze,( for self and Karta of his HUF), exchanged the above said land against the properties, in Gaonthan Hissa No.15, along with the construction thereon, bearing Grampanchat Property Nos. 1570 and 1584, owned by Shri Korbhan Bhagatram Gupta. Based on the said Exchange Deed, Shri Korbhan Bhagatram Gupta, became the Owner of the Land, Survey No. 291/1, admeasuring 02 Hectares, 37 Ares, (including pot kharaba, adm. 00 Hectare, 03 Ares.) and accordingly, his name was recorded as Owner, in respect of the land, Survey No. 291/1 admeasuring 02 Hectares, 37 Ares, (including pot kharaba, adm. 00 Hectare, 03 Gunthe) and Shri Dnyanoba Vithoba Moze, became the Owner of the property in, Gaonthan Hissa No.15, along with duly constructed properties, bearing Grampanchat Property Nos. 1570 and 1584 and accordingly his name was recorded as Owner, in respect of the said property in Gaonthan Hissa No.15, along with duly constructed properties, bearing Grampanchat Property Nos. 1570 and 1584. Accordingly, effects were given to the record of rights of the above said properties based on the said registered Exchange Deed.

6. That the Mutation Entry No. 16546, duly certified, indicates that, thereafter by virtue of a Sale Deed, dated 8/8/1995, registered on 09/08/1995 in the office of Sub Registrar, Haveli No. 8, at Sr. No. 4010/1995, the aforesaid Owner, Shri Korbhan Bhagatram Gupta, sold a separated area, admeasuring 01 Hectare, 17 Ares, (including pot kharaba, admeasuring 00 Hectare, 03 Ares, from and out the land, bearing Survey No. 291/1, to and in favor of the purchaser therein, Shri. Ramdas Dnyanoba Moze. Based on the said registered Sale Deed, an effect was given to the record of rights of the said property purchased by him.

7. That the Mutation Entry No. 21360, duly certified, indicates that on fully repayment of loan to Canara Bank, Branch – Lohgaon, by the above said Owner, Shri. Dnyanoba Vithoba Moze, and on receipt of letter from the said bank, dated- 25/09/2000, an encumbrance of the said loan, recorded in other rights column of the 7/12 extract of the said property, was duly removed.

8. That the Mutation Entry No. 25903, duly certified, indicates that as per the Order of Sub Divisional Officer, Junnar Sub Division, Khed, (Pune), vide no. Kra. Sajal/Kavi/1637/2007 Rajgurunagar, dated-06/11/2007, along with the notification from the Maharashtra Govt. Udyog Urja & Kamgar Vibhag UIDC 2007(327) 3-14, dated- 26/06/2007, provision of MIDC Act, 1961, Part 6 were made applicable. Accordingly, on issuance of Order from Tahasildar, Haveli, Shera Kra. TAHAV/KAVI/1205/07, dated 20/11/2007, remark of 'Acquisition for Khed MIDC area Road No.2, in respect of the landed properties, including Survey No. 291, was recorded in other rights column of the 7/12 extract of the said property.

9. That the Mutation Entry No 26085, duly certified, indicates that by virtue of a Sale Deed, dated-31.12.2007, duly registered in the office of Sub Registrar, Haveli No.8, at Sr No. 3473/2008, the above said Owner, Shri Ramdas Dnyanoba Moze, through his Power of Attorney Holder, Shri Korbhan Bhagatram Gupta, sold a separated area, admeasuring area 4100 square metres from and out of his larger area, admeasuring 01 Hectare, 17 Ares, from and out of the entire land, Survey No. 291/1, to and in favor of the Purchasers therein, 1) Shri. Prakash Korbhan Gupta and 2) Shri Prashant Korbhan Gupta, the brothers. Based on the

said registered Sale Deed, an effect was given to the record of rights for the area purchased by them.

10. That the above said Owners, 1) Shri Prakash Korbhan Gupta and 2) Shri Prashant Korbhan Gupta, got their said land, admeasuring 4100 sq. meters, converted into 'Non Agriculture' use, as per the Order of Collector Office, Pune District, vide its Ref. no. PMH/NA/SR/109/13, Pune, dated-06/06/2014.

11. That the Mutation Entry No. 43422, duly certified, indicates that by virtue of a 'Gift Deed', dated 25/01/2017, registered, on 02/02/2017, at Haveli - 8, Sr. No. 949/2017, one of the Owners, Shri. Prakash Korbhan Gupta, has gifted his undivided half share of land, admeasuring 00 Hectare, 20.50 Ares, (i.e. 2050 sq. meters), from and out of the larger land area, admeasuring 00 Hectare, 41 Ares, to and in favor of the co-owner brother, Shri. Prashant Korbhan Gupta. Based on the said Gift Deed, an effect was given to the record of rights of the said property, thereby, Shri Prashant Korbhan Gupta, became absolute owner of the said larger land, admeasuring 00 Hectare, 41 Ares. (i.e. 4100 sq. meters)

12. That Mutation Entry No. 43330, duly certified, indicates that as per E-Mutation Entry project under government circular kr.ra.bhu.a/pra kra. 180/L-1, dated 07/05/2016, as per the Order dated-21/06/2017, Tahasildar, Taluka- Haveli, District Pune made correction in 7/12 extract of said land.

13. That to ascertain the objections, if any, a Public Notice, was also duly published on 13/09/2022, in Daily Prabhat News Paper and Indian Express Newspaper, under my name. In this context, I would like to specifically mention here that I have not received any objection till this date.

14. That by virtue of a Sale Deed, along with a Irrevocable General Power Of Attorney and an Indemnity Bond, all dated- 01/11/2022, registered in the office of Sub Registrar, Haveli No.8, at Sr. No. 8938/2022, 8939/2022 & 8940/2022 respectively, the above said Owner, Shri Prashant Korbhan Gupta, with the consent of 1) Mrs. Seema Prashant Gupta and 2) Mr. Prakash Korbhan Gupta, sold, transferred and conveyed his entire land, admeasuring 4100 sq. metres

to and in favor of the Purchaser therein, 'M/S CHOICE DEVELOPMENTS', a Partnership Firm, registered under the provisions of the Indian Partnership Act, 1932, through its authorized Partners, 1) Shri Ashok Rajendraprasad Agarwal 2) Shri Sunil Tilakchand Agarwal.

15. That a recent Zone Certificate, dated- 31/12/2020, issued by the Deputy Engineer – Development Zone 1, Pune Municipal Corporation, vide reference No. Outward No. Zone1/2215, shows that the said landed property, bearing Survey No. 291 is partly shown to be in Residential Zone and partly in Agriculture and No Development Zone.

I have inspected the photo copy of the documents mentioned hereinabove.

**GENERAL :**

A) It is represented to us by our clients that there is no pending litigation, proceedings, enquiry, etc, before any court of law, tribunal, etc, in respect of the said land and I have relied on the same and no separate search in the courts is not carried out.

B) The boundaries which are mentioned herein above are provided by the client to me.

C) The client has represented to me that presently there is no mortgage, charge, lien, attachments, claims, demands or other encumbrances on or against the above mentioned land as on the date of issuance of this Report.

D) This report is based on the review of the documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made by the client.

E) For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as photocopies.

1. Search for the last 30 years has been carried out and completed, in respect of the said properties, by way of E-Search module in (IGR Maharashtra), vide Search Receipt MH008734706202003E, dated- 03/10/2022, MH011414167202324E, dtd. 24/11/2023 and MH005639628202425E, dtd. 23/07/2024, all issued by Sub, Sub Registrar, Haveli no. 10, (Pune),

2. The original Search Receipt is attached to this Report forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort was found to be recorded in respect of the said properties.

3. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

4. Any other relevant title:- Nil

5. Litigations, if any :- Nil

Pune,

DATED :- 24/07/2024

  
(D. V. NANEKAR)  
ADVOCATE.



Housley.com