

FORMAT-A

(Circular No.- 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to Survey No. 25, Hissa No. 1B, adm. 01 Hectare 02 Ares, (i.e. 10200 Sq. Mtrs.), situated at Village Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and in the registration Sub-District, Taluka Haveli of District Pune, which Survey No. 25, Hissa No. 1B (hereinafter referred as 'the said land').

1) I have investigated the title of the said land on the request of my client, M/s. **Vasupujya Realtor**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at Third (3rd) Floor, 595/D Narendra Villa, Dr. B.A. Road, Matunga (CR), Mumbai 400 019 and having amongst others a branch office at : 102, Pundol Apartments, 160 M. G. Road, Camp, Pune 411 001, PAN Card No. AAKFV9855C, through its partners, Mr. Suresh Jayantilal Ajmera and Mr. Siddharth Suresh Ajmera and I have verified the documents stated hereunder :

1. Description of the said land :

All that piece and parcel of land bearing Survey No. 25, Hissa No. 1B, adm. 01 Hectare 02 Ares, (i.e. 10200 Sq. Mtrs.), situated at Village Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and in the registration Sub-District, Taluka Haveli of District Pune, which Survey No. 25, Hissa No. 1B, is bounded as follows :

- On or towards East : By Survey No. 26/1 (part) and Survey No. 25/6
On or towards South : By Survey No. 25/6 and Survey No. 25/3 (part)
On or towards West : By Survey No. 25/3 (part)
On or towards North : By Survey No. 25/1 (part)

Alongwith all easement and other appurtenant rights attached thereto. The aforesaid land is hereinafter referred to as 'the said land'.

2) The documents of allotment said Land :

The photocopies / originals of the following documents were made available for my perusal :-

- a) The 7/12 extracts in respect of the said land for the period 1953 to 2024 of Survey No. 25, Hissa No. 1B.
- b) The Mutation Entry Nos. 456, 500, 510, 631, 746, 1075, 1098, 1099 (not relevant), 1135, 1456, 1517, 1910, 23725, 27384 and 27968. (The Mutation Entry Nos. 593, 865, 1143, 1144, 2556 and 10205 are not available for my perusal)
- c) Photocopy of the Sale Deed dated 07/05/1973, executed by Mr. Rambhau Ravji Galande, Mr. Bhiva Ravji Galande and others in favour of Mr. Jivraj Fattaji Jain.
- d) Photocopy of the NA order bearing No. NA/SR/IV/H/115/73, dated 27/12/1973, passed by the Additional Collector, Pune.
- e) Photocopy of the order dated 30/11/1979 and corrigendum order dated 06/04/1985, passed by the Competent Authority, Pune Urban Agglomeration, Pune.
- f) Photocopy of the exemption order No. ULC/J/84/MC/IC/GAD/551, dated 09/03/1982, under the section 20 of the Urban Land (Ceiling and Regulation) Act, passed by the Joint Director of Industries, and Ex-Officio Deputy Secretary Government, General Administration Department, Mantralaya, Bombay.
- g) Photocopy of the Demarcation 'K' Prat, dated 08/11/2013, under MRN - 6627/13.
- h) Photocopy of the Layout and the building plans sanctioned by Pune Municipal Corporation, Pune, under Commencement Certificate No. CC/1043/14, dated 04/07/2014.
- i) Photocopy of the Layout and the building plans sanctioned by Pune Municipal Corporation, Pune, under Commencement Certificate No. CC/3038/18, dated 31/12/2018.
- j) Photocopy of the Zone Certificate dated 05/10/2019, issued by Pune Municipal Corporation, Pune, in respect of the said land.

- k) Photocopy of the NA Order bearing No. NA/SR/ 339/2019, dated 15/10/2019, passed by the Tahasildar Haveli, Pune, for using the said land (excluding the land under the road adm. 1320.01 Sq. Mtrs.), for residential purpose.
- l) Photocopy of the Order bearing No. ULC/KA-3/C-20/SR/28/423/19 , dated 21/12/2020, passed by the Deputy Collector and Competent Authority, Pune Urban Agglomeration, Pune, for the permission of the development of the land adm. 482.96 Sq. Mtrs. out of the said land.
- m) Photocopy of the Order bearing No. ULC/C-20/KA-3/SR/18/2022, dated 31/03/2022, passed by the Collector and Competent Authority, Pune Urban Agglomeration, Pune, for the permission of the development of the land adm. 7825.04 Sq. Mtrs. out of the said land.
- n) Original Deed of Conveyance dated 31/01/2023, executed by M/s. Jinendra Smelting and Rolling Mills in favour of M/s. Vasupujya Realtor, which Deed of Conveyance has been duly registered in the Office of Sub-Registrar Haveli No. 7, at Sr. No. 1906/2023.
- o) Original Deed of Confirmation dated 07/08/2024, executed by M/s. Jinendra Smelting & Rolling Mills, in favour of M/s. Vasupujya Realtor, for confirming the receipt of balance consideration as per the aforesaid Deed of Conveyance, which Deed has been duly registered in the Office of Sub-Registrar Haveli No. 2, at Sr. No. 17482/2024.
- p) Photocopies of Partnership Deed, Retirement Deed and Deeds for Re-constitution of M/s. Jinendra Smelting and Rolling Mills, dated 07/11/1972, 17/12/1974, 12/11/1977, 02/02/1981, 05/02/1981, 12/11/1986, 12/11/1986, 29/10/1987, 24/04/1990, 25/04/1990, 04/08/1992, 04/04/2002 and 25/07/2006.
- q) Photocopy of public notice published by me in English in the newspaper The Times of India and in Marathi in the newspaper Prabhat, both dated 19.10.2022.
- r) E-signed generated photocopy of Environmental Clearance (EC) dated 22/08/2023 issued by Member Secretary, State Environment Impact Assessment Authority (SEIAA) Maharashtra.
- s) Photocopy of the Order bearing No. ULC/KA-3/C-20/SR/01/2024, dated 01/02/2024, passed by the Collector and Competent Authority, Pune Urban Agglomeration, Pune, for the permission of the development of the land adm. 1892 Sq. Mtrs. out of the said land.
- t) The true copy of the layout and the building plans sanctioned by Pune Municipal Corporation, Pune, under Commencement Certificate No. CC/0376/24, dated 08/05/2024.

3) Search report for 30 years from the year 1993 :

- a) I have caused to carry out extensive search in respect of the said land in the Index II registers for the period of 1993 to 2024 (both inclusive) (i.e. for the period of last 31 years) in the offices of Sub-Registrar Haveli, Pune, after depositing necessary search fees for the same vide Receipt No. 1113061302 (GRN No. MH007523793202324E), both dated 01/09/2023 and Receipt No. 1113570431 (GRN No. MH006228130202425E) both dated 02/08/2024. I have also carried out centralized computerized search record made available on the site of Inspector General of Registration (IGR), Maharashtra for the period of 2002 to 2024. During the search I did not come across any entry regarding creation of charge or encumbrance on the said land or any entry, repugnant to the right, title and interest of M/s. **Vasupujya Realtor**, in respect of the said land being the owner thereof. However, this report be read subject to any missing entry due to conditions and / or non-availability of records in the offices of the Sub-Registrar.
- b) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of the Owner of the land M/s. Vasupujya Realtor to Survey Number 25/1B, is clean, clear and marketable and without any encumbrances or charges.
- 4) The report reflecting the flow of the title of the owner i.e. M/s. **Vasupujya Realtor**, in respect of the said land is enclosed herewith as Annexure 'A'.

Encl: Annexure 'A'

Date: 08/08/2024




A. R. Kulkarni
Advocate

ANNEXURE 'A'

FORMAT - A
(Circular No. - 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) The latest 7/12 extract in respect of the said Land discloses that the present owner of the said land is *M/s. Vasupujya Realtor*. I have perused the 7/12 extracts of the said land for the period 1953 to 2024.
- 2) I have also perused the Mutation Entries bearing Nos. : 456, 500, 510, 631, 746, 1075, 1098, 1099 (not relevant), 1135, 1456, 1517, 1910, 23725, 27384 and 27968. (The Mutation Entry Nos. 593, 865, 1143, 1144, 2556 and 10205 are not available for my perusal).
- 3) Search report for 31 years from the year 1993 carried out at the Sub-Registrar offices at Haveli vide Receipt No. 1113061302 (GRN No. MH007523793202324E), both dated 01/09/2023 and Receipt No. 1113570431 (GRN No. MH006228130202425E) both dated 02/08/2024 and also carried out the e-search on the website <http://igrmaharashtra.gov.in>.
- 4) I certify that I have not received any objections, claims, whatsoever, in response to the public notices published by me as aforesaid.
- 5) Upon the perusal of the aforesaid documents, I have observed the flow of title in respect of the said land as follows :
 - a) From the Mutation Entry No. 456, it is seen that the earlier Owners of the Survey No. 25/1 of Village Kharadi, i.e. Mr. Dnyanoba, Mr. Nathu, Mr. Maruti and Mr. Rambhau Nama Galande had mortgaged the land bearing Survey No. 25/1 with Mr. Ananda Khandu Galande, who had filed a Civil Suit No. 1532/1938 for recovery of loan amount from the earlier Owners and as per the Decree passed in the said Suit the name of Anand Khandu Galande was recorded in other rights column of the 7/12 record of the said Survey No. 25/1 for the amount to be recovered as per the said Decree.
 - b) From the Mutation Entry No. 500, it is seen that the earlier Owners of Survey No. 25/1 of Village Kharadi, i.e. Mr. Dnyanoba, Mr. Nathu, Mr. Maruti and Mr. Rambhau Nama Galande sold the land bearing Survey No. 25/1 to Mr. Dhondiba Shivram Kodre.



- c) From the Mutation Entry No. 510, it is seen that Mr. Dhondiba Shivram Kodre paid all the dues of Mr. Anand Khandu Galande as per the Decree passed in the Civil Suit No. 1330/1944 and hence, the said Mutation Entry No. 510 was passed for the same.
- d) From the Mutation Entry No. 631, it is seen that one Mr. Ravji Mahadu Galande purchased the land bearing Survey No. 25/1 from the sons of Mr. Dhondiba Shivram Kodre and the name of Mr. Ravji Mahadu Galande was entered upon the 7/12 record of the land bearing Survey No. 25/1 vide the said Mutation Entry No. 631.
- e) From the Mutation Entry No. 746, it is seen that Mr. Ravji Mahadu Galande expired on 10/10/1963 and his two sons Mr. Rambhau and Mr. Bhiva Ravji Galande were recorded as the Owners of Survey No. 25/1.
- f) Thus, the land bearing Survey No. 25/1, totally adm. 02 Hectares 91 Ares, situated at Village Kharadi, Taluka Haveli, District Pune was owned and possessed by Mr. Rambhau Ravji Galande and Mr. Bhiva Ravji Galande.
- g) From the Mutation Entry No. 1098, it is seen that by a Sale Deed dated 07/05/1973 Mr. Rambhau Ravji Galande and Mr. Bhiva Ravji Galande along with their family members sold land adm. 01 Hectare 02 Ares, including the land under the then proposed road, out of the Survey No. 25/1 to Mr. Jivraj Fattaji Jain and Mr. Devichand Kesarimal Jain for the consideration, which Sale Deed has been duly registered in the Office of Sub-Registrar Assurances, Haveli No. II at Sr. No. 1117/1973. Accordingly, the names of Mr. Jivraj Fattaji Jain and Mr. Devichand Kesarimal Jain were recorded in the 7/12 record by the said Mutation Entry No. 1098 as the Owners of the land adm. 01 Hectare 02 Ares and the land purchased by Mr. Jivraj Fattaji Jain and Mr. Devichand Kesarimal Jain was numbered as the Survey No. 25/1B of Village Kharadi.
- h) I have perused the Mutation Entry No. 1099, however, the same is relating to the land bearing Survey No. 26/1 of Village Kharadi. Hence, the same is not relevant Mutation Entry for the said land.
- i) From the Mutation Entry No. 1135, it is seen that on the application submitted by Mr. Jivraj Fattaji Jain, the said land was shown to be owned by their firm M/s. Jinendra Smelting and Rolling Mills and Mr. Jivraj Fattaji Jain was recorded as the partner of the said firm. It seems that Mr. Jivraj Fattaji Jain and Mr. Devichand Kesarimal Jain formed the said partnership firm and the said land was introduced as their capital in the said firm. Hence, the said firm M/s. Jinendra Smelting and Rolling Mills became the Owner of the said land (hereinafter referred to as the '**said firm**'). The said firm has been formed under Partnership Deed dated 07/11/1972 and thereafter, the same has been

reconstituted from time to time, for which Retirement Deeds, Partnership Deeds had been executed by the then partners thereof.

- j) So also, as per the said Mutation Entry No. 1135 the cognizance was taken of the order passed by the Collector Revenue Branch Pune for conversion of the said land to non-agricultural use. The Additional Collector Pune vide NA order bearing No. NA/SR/IV/ H/115/73, dated 27/12/1973, allowed the then Owners of the said land to use the said land for non-agricultural i.e. industrial purpose.
- k) From Mutation Entry No. 1456, it is seen that the same has been passed for rectification of the revenue record of certain lands. However, the said Mutation Entry does not appear to be relevant for the said land.
- l) From Mutation Entry No. 1517, it is seen that since Mr. Jivraj Fattaji Jain has been retired as the partner of the said firm, his name has been deleted from the revenue record of the said land, being the partner of the said firm and the name of Mr. Devichand Kesarimal Jain has been entered as the partner of the said firm.
- m) From Mutation Entry No. 1910, it is seen that Mr. Jivraj Fattaji Jain was retired as a partner from the said firm by executing Retirement Deed and new partners have been added in the said firm by reconstitution of the said firm, for which a Partnership Deed appears to have been duly executed.
- n) From Mutation Entry No. 23725, it is seen that rectifications in the computerized revenue record of certain lands have been done as per the order of Tahasildar, Taluka Haveli, District Pune. However, it is not clear as to what rectification has been done for the computerized revenue record of the said land.
- o) From Mutation Entry No. 27384, it is seen that the area stated in front of the name of the then Owner / Occupant of the said land has been rectified and shown in Ares and Sq. Mtrs. i.e. 102.0000 and the NA assessment for the said land has also been stated as Rs. 17381/- as per the NA Order.
- p) In the year 1976 when the Urban Land (Ceiling and Regulation) Act came into force, said firm filed a statement under section 6(1) of the said Act with the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune, bearing ULC Case No. 364 FIRM 3087 and 366- FIRM 2528. The Competent Authority, Pune Urban Agglomeration, Pune Vide their order dated 30/11/1979 declared the land adm. 482.96 Sq. Mtrs. out of the said land as the surplus land and as per the corrigendum order dated 06/04/1985, allowed the said firm to retain the said land, as the same was in industrial zone.

- q) The said firm, had applied for and obtained the exemption order No. ULC/J/84/MC/IC/GAD/551, dated 09/03/1982, under the section 20 of the Urban Land (Ceiling and Regulation) Act, from the Joint Director of Industries and Ex-Officio Deputy Secretary Government, General Administration Department, Mantralaya, Mumbai, whereby the part of the said land was exempted and the said Owner was allowed to retain the said land for industrial purpose.
- r) Due to revisions in the development plan of Pune city, in the year 2001, the said land was included in the residential zone.
- s) The said firm was using the said land for industrial purpose and thereafter due to various reasons the said firm could not continue the industrial activity upon the said land.
- t) The said firm thereafter in the year 2013 decided to sell the said land to any intending purchaser for the consideration. The said partners of the said firm after due negotiations with M/s. Vasupujya Realtor, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, through its partner, Mr. Suresh Jayantilal Ajmera, agreed to sell the said land to M/s Vasupujya Realtor, subject to certain compliances by the said firm in respect of the said land. The said firm issued a Letter of Intent ("LOI"), dated 06/06/2013, to M/s. Vasupujya Realtor regarding the said land and M/s. Vasupujya Realtor has acknowledged the same and has confirmed the contents thereof.
- u) The said firm thereafter with the help and co-operation of the M/s. Vasupujya Realtor, applied for and obtained various permissions and clearances in respect of the said land as follows :
- v) Sanctioning of the layout and the building plans from Pune Municipal Corporation, Pune, under Commencement Certificate No. CC/1043/14, dated 04/07/2014.
- w) Order for using the said land (excluding the land under the road adm. 1320.01 Sq. Mtrs.), for residential purpose vide the NA order bearing No. NA/SR/339/2019, dated 15/10/2019, passed by the Tahasildar Haveli, Pune.
- x) Order bearing No. ULC/C-20/KA-3/SR/38/2020, dated 27/11/2020, passed by the Deputy Collector and Competent Authority, Pune Urban Agglomeration, Pune, for the permission of the development of the land adm. 482.96 Sq. Mtrs. out of the said land.

- y) Order bearing No. ULC/C-20/KA-3/SR/18/2022, dated 25/03/2022, passed by the Collector and Competent Authority, Pune Urban Agglomeration, Pune, for the permission of the development of the land adm. 7825.04 Sq. Mtrs. out of the said land adm. 10328.90 Sq. Mtrs. (excluding the land adm. 482.96 Sq. Mtrs. for which the development permission has already been granted and the land under road adm. 1892. Sq. Mtrs.).
- z) The Order bearing No. ULC/KA-3/C-20/SR/01/2024, dated 01/02/2024, passed by the Collector and Competent Authority, Pune Urban Agglomeration, Pune, for the permission of the development of the land adm. 1892 Sq. Mtrs. out of the said land, after the payment of the amount to the Government.
- aa) It is seen from all the orders passed by the Collector and Competent Authority, Pune Urban Agglomeration, Pune, as stated above, that the permission for the development of the total land adm. 01 Hectare 02 Ares, (i.e. 10200 Sq. Mtrs.), i.e. the said land has been granted and now there is no hurdle to develop the said land as proposed by M/s. Vasupujya Realtor, subject to getting the layout and the building plans sanctioned from the Pune Municipal Corporation, Pune.
- bb) The said firm got demolished all the structures standing upon the said land at the instance and request of M/s. Vasupujya Realtor and the said firm has taken away the salvage thereof.
- cc) It is seen that by Deed of Conveyance dated 31/01/2023, executed by M/s. Jinendra Smelting and Rolling Mills through all its partners in favour of M/s. Vasupujya Realtor, which Deed of Conveyance has been duly registered in the Office of Sub-Registrar Haveli No. 7, at Sr. No. 1906/2023, the said firm sold, conveyed and transferred the said land to M/s. Vasupujya Realtor for consideration, as stated therein. Accordingly, vide Mutation Entry No. 27968, the name of M/s Vasupujya Realtor i.e. the present Owner has been entered upon the 7/12 record of the said land by deleting the name of the previous Owner i.e. M/s. Jinendra Smelting and Rolling Mills, through its partners Mr. Devichand Kesarimal Jain etc. Thus, M/s Vasupujya Realtor, a registered partnership firm has become the Owner of the said land.
- dd) It is seen that after receiving the amount of balance consideration as per the aforesaid Deed of Conveyance dated 31/01/2023, M/s. Jinendra Smelting & Rolling Mills has executed Deed of Confirmation dated 07/08/2024, in favour of M/s. Vasupujya Realtor, for confirming the receipt thereof, which Deed has been duly registered in the Office of Sub-Registrar Haveli No. 2, at Sr. No. 17482/2024.

ee) The present Owner of the said land M/s. Vasupujya Realtor has proposed to carry out a residential project known as '**Neco Park Central**', upon the said land and considering the quantum of proposed construction, the present Owner had applied for the grant of Environmental Clearance for the same to the Ministry of Environment, Forest and Climate Change, of the Government of India. In pursuance of the said application, under EC Identification No. EC23B038MH117402, the Member Secretary, State Environment Impact Assessment Authority (SEIAA), Maharashtra has granted the Environmental Clearance under the provisions of EIA Notification 2006, for carrying out the said project upon the said land by order dated 22/08/2023, subject to the terms and conditions stated therein.

ff) The present Owner M/s. Vasupujya Realtor has got the layout and the building plans sanctioned for the said project from the Pune Municipal Corporation, Pune, under Commencement Certificate No. CC/0376/24, dated 08/05/2024.

6) Any other relevant title : Not applicable.

7) Litigations if any : Not applicable

Date: 08/08/2024




A. R. Kulkarni
Advocate



CHALLAN
MTR Form Number-6



GRN	MH007523793202324E	BARCODE	[Barcode]		Date	01/09/2023-13:25:44	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	HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name	Advocate Avinash R Kulkarni					
Location	PUNE			Flat/Block No.	Flat No 3 Sadanand Apartments					
Year	2023-2024 From 01/01/1993 To 01/09/2023			Premises/Building						
Account Head Details	Amount In Rs.			Road/Street	2nd floor 977/A-3 Gokhalenagar Road					
0030072201 SEARCH FEE	750.00			Area/Locality	Shivajinagar Pune					
				Town/City/District						
				PIN	4	1	1	0	1	6
				Remarks (If Any)	Search fee for 30 years for Survey No 25 Hissa No 1B Kharadi, Taluka Haveli District Pune					
				Amount in Words	Seven Hundred Fifty Rupees Only					
Total	750.00									
Payment Details	CANARA BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	02400412023090100487	1060109202302400487			
Cheque/DD No.				Bank Date	RBI Date	01/09/2023-13:27:47	Not Verified with RBI			
Name of Bank				Bank-Branch	CANARA BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

Mobile No. : 9822032705

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

MH007523793202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Sep 2023	Receipt	Receipt no.: 1113061302
	Name of the Applicant :	Avinash Ramkrishna Kulkarni
	Details of property of which document has to be searched :	Dist :Pune Village :Kharadi (pune MahapalikeMadhye Samavishta) S.No/CTS No/G.No. : 25
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH007523793202324E		
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 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



GRN	MH007523793202324E	BARCODE	[Barcode]		Date	01/09/2023-13:25:44		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	HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name	Advocate Avinash R Kulkarni					
Location	PUNE			Flat/Block No.	Flat No 3 Sadanand Apartments					
Year	2023-2024 From 01/01/1993 To 01/09/2023			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	2nd floor 977/A-3 Gokhalenagar Road					
0030072201 SEARCH FEE		750.00		Area/Locality	Shivajinagar Pune					
				Town/City/District						
				PIN	4	1	1	0	1	6
				Remarks (If Any)	Search fee for 30 years for Survey No 25 Hissa No 1B Kharadi, Taluka Haveli District Pune					
				Amount In	Seven Hundred Fifty Rupees Only					
		Total		Words						
		750.00								
Payment Details				FOR USE IN RECEIVING BANK						
CANARA BANK				Bank CIN	Ref. No.	02400412023090100487		1060109202302400487		
Cheque-DD Details				Bank Date	RBI Date	01/09/2023-13:27:47		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		CANARA BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

Department ID :

Mobile No. : 9822032705

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

सादर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003905784202324	01/09/2023-13:30:54	IGR002	550.00
Total Defacement Amount					550.00



CHALLAN
MTR Form Number-6



GRN	MH006228130202425E	BARCODE					Date	02/08/2024-18:08:06		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	HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name	Advocate Avinash R Kulkarni					
Location	PUNE			Flat/Block No.	Flat No 3 Sadanand Apartments					
Year	2024-2025 From 02/09/2023 To 02/08/2024			Premises/Building						
Account Head Details	Amount In Rs.			Road/Street	2nd floor 977/A-3 Gokhale Nagar Road					
0030072201 SEARCH FEE	300.00			Area/Locality	Shivajinagar Pune					
				Town/City/District						
				PIN	4 1 1 0 1 6					
				Remarks (If Any)	Search fee S N 25 Hissa No 1B Kharadi Taluka Haveli District Pune					
				Amount In	Three Hundred Rupees Only					
Total	300.00			Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	00040572024080293801		CK00CSEHU0		
Cheque/DD No.				Bank Date	RBI Date	02/08/2024-18:24:09		Not Verified with RBI		
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9822032705

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

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

MH006228130202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Aug 2024	Receipt	Receipt no.: 1113570431
	Name of the Applicant :	Avinash Ramkrishna Kulkarni
	Details of property of which document has to be searched :	Dist :Pune Village :Kharadi (pune Mahapalikemadhye Samavishta) S.No/CTS No/G.No. : 25
	Period of search :	From :2023 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH006228130202425E		
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 ' gras.mahakosh.gov.in/challan/views/firmSearchChallanWithoutReg.php '.		

[Handwritten Signature]

gras.com



CHALLAN
MTR Form Number-6



GRN	MH006228130202425E	BARCODE			Date	02/08/2024-18:08:06	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	HVL21_HAVELI 21 JOINT SUB REGISTRAR			Full Name	Advocate Avinash R Kulkarni			
Location	PUNE			Flat/Block No.	Flat No 3 Sadanand Apartments			
Year	2024-2025 From 02/09/2023 To 02/08/2024			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street	2nd floor 977/A-3 Gokhalenagar Road			
0030072201	SEARCH FEE		300.00	Area/Locality	Shivajinagar Pune			
				Town/City/District				
				PIN	4	1	1	0 1 6
				Remarks (If Any)	Search fee S N 25 Hissa No 1B Kharadi Taluka Haveli District Pune			
				Amount In	Three Hundred Rupees Only			
				Words				
			300.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024080293801	CK00CSEHU0	
Cheque/DD No.				Bank Date	RBI Date	02/08/2024-18:24:09	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

Mobile No. : 9822032705

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003399899202425	02/08/2024-18:14:35	IGR002	300.00
Total Defacement Amount					300.00