



CHALLAN  
MTR Form Number-6



GRN	MH011462926202425P	BARCODE					Date	23/11/2024-13:33:13	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	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	Advocate Parvesh Pravin Parekh				
Location	PUNE				Flat/Block No.					
Year	2024-2025 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street						
0030072201	SEARCH FEE		750.00	Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	Search Fees for last 30 Years for Survey No. 26, Punawale, Taluka Mulshi, Pune					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502024112301637	4565014914615					
Cheque/DD No.		Bank Date	RBI Date	23/11/2024-13:33:37	26/11/2024					
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY							
Name of Branch		Scroll No. , Date	1017132 , 26/11/2024							

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

Mobile No. : 9822534556

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 1  
Date: 2024.12.06 13:30:15 IST  
Reason: GRAS Secure Document  
Location: India

**FORMAT-A**

(Circular No.28 of 2021)

**To,**

**MahaRERA**

Housefin Bhavan,

Plot No. C-21,

Bandra Kurla Complex,

Bandra (East), Mumbai – 400051.

**LEGAL TITLE REPORT**

**Subject:** Title Clearance Certificate of all that piece and parcel of the land bearing Survey Number 26 Hissa No.2 admeasuring 00 Hector 36 Ares (including 00 Hector 01 Are Potkharaba) out of the larger land admeasuring 01 Hector 08 Ares (including 00 Hector 01 Are Potkharaba) lying, being and situated at Village Punawale, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Pune.

I have investigated the title of the said Property on request of KRISALA PUNAWALE LLP; a Limited Liability Partnership Firm, registered under the provisions of the Limited Liability Partnership Act, 2008 and having its office at: 151, Prakash Provision Store, Shitlanagar Dehuroad, Pune 412108 and perused the following documents:

**1. Description of Property:**

All that piece and parcel of land bearing Survey Number 26 Hissa No.2 admeasuring 00 Hector 36 Ares (including 00 Hector 01 Are Potkharaba) out of the larger land admeasuring 01 Hector 08 Ares (including 00 Hector 01 Are Potkharaba) lying, being and situated at Village Punawale, Taluka

Address: Flat No 1101, 11<sup>th</sup> Floor, A Wing, Shankeshwaram Residency, Kodhwa Budruk,  
Pune 411048 Contact No: 9518982908



Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Pune ("**said Property**") and which is bounded as under:

- On or towards East : By Part of Survey No. 26  
On or towards South : By Part of Survey No. 26/2  
On or towards West : By Jambe- Punawale Village Boundaries  
On or towards North : By Part of Survey No. 26/11

and is the subject matter of this Report.

**2. Documents of Allotment of Plot:**

Development Agreement dated 22.11.2024 registered in the Office of Sub Registrar Haveli No. 18, Pune at Serial No. 27103/2024 on 22.11.2024 executed between Koyana Ramdas Mohite and Others and Krisala Punawale LLP, in respect of land bearing Survey Number 26 Hissa No.2 admeasuring 00 Hector 36 Ares (including 00 Hector 01 Are Potkharaba) out of the larger land admeasuring 01 Hector 08 Ares (including 00 Hector 01 Are Potkharaba) lying, being and situated at Village Punawale, Taluka Mulshi, District Pune.

**3. Extract and Mutation Entries:**

- a. 7/12 Extract from 1992 to 2020 and Digital 7/12 Extract dated 23.12.2020 downloaded on 29.02.2024.  
b. Mutation Entry Nos 1596 and 5358.

**4. Search Report for last 30 years from 1995 to 2024**

I have carried out the Search for the period of 1995 to 2024 in respect of the Survey Number 26 Hissa No.2 admeasuring 00 Hector 36 Ares

(including 00 Hector 01 Are Potkharaba) out of the larger land admeasuring 01 Hector 08 Ares (including 00 Hector 01 Are Potkharaba) lying, being and situated at Village Punawale, Taluka Mulshi, District Pune and had paid vide paid vide GRN No. MH011462926202425P dated 23/11/2024 copy of which is attached herewith as Annexure A. On the perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property as mentioned in my Title Flow annexed hereto pertaining to the said Property, I am of the opinion that the title of (i) Koyana Ramdas Mohite, (ii) Vaishali Manohar Mote, (iii) Sangeeta Dilip Nelekar, (iv) Ashwini Bhausahab Dharapale, (v) Navnath Ramdas Mohite is free, clear, marketable as far as can be diligently ascertained. If the facts are different from any of the documents/revenue records, and information furnished or documents furnished subsequently, it could have a material impact on my observation and conclusion. Further, Krisala Punawale LLP has development rights of the said Property.

**OWNER OF THE SAID PROPERTY**

1. OWNER - (i) Koyana Ramdas Mohite, (ii) Vaishali Manohar Mote, (iii) Sangeeta Dilip Nelekar, (iv) Ashwini Bhausahab Dharapale, (v) Navnath Ramdas Mohite are the owner of the said subject property and in pursuant of the Development Agreement dated 22/11/2024, all the development rights with possession is allowed to M/S. KRISALA PUNAWALE LLP.

2. Qualifying comments / remarks if any : M/s. Krisala Punawale LLP, being Developer & possessor of the said property has absolute authority to develop the said property and deal with the said property with tenements in the building etc. constructed or to be constructed on the said property as per sanctioned from Pimpri Chinchwad Municipal Corporation, Pune.

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**PARVESH PAREKH  
ADVOCATE**

The report reflecting the flow of the title of the said Owner on the said Property is enclosed herewith as Annexure A.

Encl: Annexure

Date: 25/11/2024



**Parvesh Parekh**

Advocate

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

**FLOW OF THE TITLE**

**Re:** All that piece and parcel of land bearing Survey Number 26 Hissa No.2 admeasuring 00 Hector 36 Ares (including 00 Hector 01 Are Potkharaba) out of the larger land admeasuring 01 Hector 08 Ares (including 00 Hector 01 Are Potkharaba) lying, being and situated at Village Punawale, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Pune and which is bounded as under:

On or towards East : By Part of Survey No. 26  
On or towards South : By Part of Survey No. 26/2  
On or towards West : By Jambe- Punawale Village Boundaries  
On or towards North : By Part of Survey No. 26/11  
(hereinafter referred to as "**said Property**")

**I. LATEST VII/XII EXTRACT**

7/12 Extract of land bearing Survey Number Survey Number 26 Hissa No.2, Village Punawale, Taluka Mulshi, Dist. Pune.

**II. MUTATION ENTRIES**

Mutation Entries Nos. 1596 and 5358.

**III. Title devolution is as under:**

a. It appears from Mutation Entry No 1596 dated 28/12/1993 that Ramdas Eknath Mohite purchased land admeasuring 00

Hector 36 Ares (including 0 H 01 Ares Potkharaba) from Maruti Ganpat Gaikwad and Kisan Ganpat Gaikwad vide Sale Deed dated 13/07/1993 bearing Regn No 1764/1993 and name of Ramdas Eknath Mohite is mutated on 7/12 Extract.

- b. It appears from Mutation Entry No 5358 dated 10/11/2019 that Ramdas Eknath Mohite died on 30/09/2018 leaving behind legal heirs- son namely Navnath Ramdas Mohite and daughters namely 1) Vaishali Manohar Mote, 2) Sangeeta Dilip Nelekar, 3) Ashwini Bhausahab Dharpale and wife namely Koyana Ramdas Mohite. The names of all legal heirs are recorded on owner's column of the said 7/12 Extract.
- c. Development Agreement dated 22.11.2024 registered in the Office of Sub Registrar Haveli No. 18, Pune at Serial No. 27103/2024 on 22.11.2024 executed between (i) Koyana Ramdas Mohite, (ii) Vaishali Manohar Mote, (iii) Sangeeta Dilip Nelekar, (iv) Ashwini Bhausahab Dharpale, (v) Navnath Ramdas Mohite as Owners, (i) Shweta Navnath Mohite, (ii) Om Navnath Mohite and (iii) Akshada Navnath Mohite as Confirming Parties and Krisala Punawale LLP as Developer, in respect of land bearing Survey Number 26 Hissa No.2 admeasuring 00 Hector 36 Ares (including 00 Hector 01 Are Potkharaba) out of the larger land admeasuring 01 Hector 08 Ares (including 00 Hector 01 Are Potkharaba) lying, being and situated at Village Punawale, Taluka Mulshi, District Pune.

**Other Rights Column:**

There is banding charge and the same needs to be deleted

**IV. SEARCH REPORT:**

I have caused to take search of the last 30 years in respect of the said Property. From 1995 till 2001 search has been taken in the office of the Sub-Registrar and from 2002 till 23.11.2024 in the records maintained under E-Search of Index II registers taken on the website of the Department of Registration and Stamps, Government of Maharashtra, Pune for verifying whether any document/s have been registered against the said Property. I have paid the necessary charges for carrying out the search of the records. The Challan is attached with this Report.

**V. ANY OTHER RELEVANT TITLE**

-----NIL---

**VI. LITIGATION:**

I have been informed by Client that there are no litigations pending and I have relied on the same.

**VII. GENERAL:**

1. This report is based on the review of photocopies of documents and Record of Rights as mentioned above made available for our perusal and also on the information furnished and representations made by the Client to me.
2. I am not provided with any papers/details pertaining to any pending litigation, proceedings, enquiry, etc. before any court of law, Tribunal, etc. in respect of the said Property and I have relied on the same and no separate search in the courts is carried out by me.

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3. The area and boundaries details as mentioned hereinabove are provided by the Client to me as I am not qualified to express our opinion on and have not verified the area and/or physical identification of the said Property.
4. I have not inspected and perused the original documents in respect of the said Property.
5. I have not published any notices in daily newspaper for investigation of title of the said Owner to the said Property.
6. 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 us as photocopies.
7. For the purpose of this Report, I have relied upon the information relating to lineage of holders of the said Property, available on the basis of the Revenue Records and the documents of title mentioned above, as no separate documents/declaration/Affidavit/Records provided to us to verify the same.
8. I express no view relating to reservation, FSI, plan, permission, approval, or development potential of the said Property.
9. I have not verified the market value of lands and the stamp duty paid on various documents referred to herein nor I express any view on the same.

**PARVESH PAREKH  
ADVOCATE**

10. I have assumed the accuracy and completeness of all factual representation made in the documents.

Pune

Date: 25/11/2024



**Advocate  
Parvesh Parekh**

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