



Date:- 18/01/2023

**SEARCH & TITLE REPORT**

Village – Chikhali, Gat No.- 117(P), 118(P), Plot No.-4.

M/S Aksha Enterprises

Office At :- Pimpri, Pune - 411018

श्री. मन्मथ गणपतराव पांडे

बी. एसीसी. एलएल. बी.

अॅडव्होकेट

**MR. MANMATH GANPATRAO PANDE**

**(B.Sc. LL.B.)**

**Advocate**

पत्ता :- फ्लॉट नं. ५०१, ई - विंग, अक्शा अमुल्यम, डुडुळगाव, पुणे - ४१२१०५.

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[advmanmathpande@yahoo.com](mailto:advmanmathpande@yahoo.com)

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**Mob.: 9960686001 / 9423829590**



CHALLAN  
MTR Form Number-6



GRN	MH013755669202223E	BARCODE	[Barcode]		Date	14/01/2023-17:31:08	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee		TAX ID / TAN (If Any)					
	Other Items		PAN No.(If Applicable)					
Office Name	HVL14_HAVELI 14 JOINT SUB REGISTRAR			Full Name	ADV MANMATH GANPATRAO PANDE			
Location	PUNE			Flat/Block No.				
Year	2022-2023 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street					
0030072201 SEARCH FEE	50.00		Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Amount In					
			Fifty Rupees Only					
Total	50.00		Words					
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02003942023011400768	1319422331				
Cheque/DD No.	Bank Date	RBI Date	14/01/2023-17:32:03	Not Verified with RBI				
Name of Bank	Bank-Branch			BANK OF BARODA				
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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तावेजांसाठी वैध नाही.

Mobile No. : 9960686001

*Manmath Ganpatrao Pande*



**MR. MANMATH G. PANDE**  
**ADVOCATE**  
**( B.Sc., L.L.B. )**

श्री मन्मथ ग. पांडे  
 ॲडव्होकेट  
 (बी. एस्सी. एल. एल. बी.)

**OFFICE ADD:-** Flat No. 501, Fifth Floor, E - Wing, Aksha Amulyam, Gat No.- 162,  
 Moshi Alandi Road, Dadulgaon, Pune - 412105.

**Ref :**

**FORMAT A**

**To,**

**MAHARERA**

**LEGAL TITLE REPORT**

**Subject:** - Title clearance certificate with respect to of all that peace and parcel of land is bearing Survey No. 117, & 118, Situated at Village **CHIKHALI**, Taluka - Haveli, Dist- Pune (hereinafter referred as the said plot )

I have investigated the title of the said plot on the request of **M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary**, and following documents.

- a) Xerox copy of registered Sale Deeds.
- b) Xerox copy of registered Power of Attorneys.
- c) Xerox copy of registered Development Agreements.
- d) Xerox copy of registered Agreements.
- e) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.
- f) Xerox copy of 7/12 Extract of property Gat No. 117, 118 at Village Chikhali From 1977 to 2015.
- g) Xerox copy of Mutation Entry No.- 504, 1502, 2050, 3653, 16570, 18013, 21591, 473, 4816, 30, ..... etc
- h) Xerox copy of The Search Report given by Advocate Mr. Gurunath S. Shetty for 30 years from 1983 to 2012 on dated 19/06/2012 and Advocate and Notary Mr. Dasharth V. Gaikwad for 2 years from 2012 to 2013 and for 2 years from 2012 to 2013.
- i) Xerox copy of amalgamated sanction layout plan bearing No. – BP / Layout / Chikhali / 06 / 2013, dated 13/02/2013 and which was duly revised layout bearing No.



**CHIKHALI / 07 / 2019**, dated 21/01/2019, in respect of property mentioned in bearing (SCHEDULE A) Gat No- 117, + (SCHEDULE B) Gat No.- 118 and with property of Gat No- 116.

- j) Xerox copy of building sanction Commencement Certificate bearing No. BP / CHIKHALI / 82 / 2019, dated 29/06/2019, and which was duly revised bearing Commencement Certificate No. - BP / CHIKHALI / 132 / 2022, dated 02/12/2022.,
- k) Xerox copy of N. A. order No. JAMIM/NA/SR/522/2019, dated 12/12/2019.

**1) DESCRIPTION OF THE PROPERTY:-**

**SCHEDULE "A"**

All that peace and parcel of land is bearing Gat. No. 117, admeasuring area 01 H 08 Aar assessed at Rs. 4.39 Ps., i.e. 10800 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 29 And bounded as under:-

- On or towards East : 20 Ft Road and Gat No 119.  
 On or towards West : Remaining Property of Gat No 117.  
 On or towards South : Property of Gat No. 118.  
 On or towards North : Property of Mr. Zikrullah Abbas Ali Chaudhary and Others.

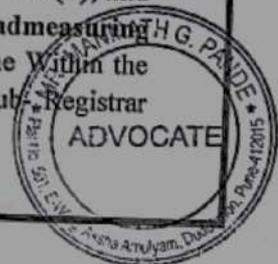
**SCHEDULE "B"**

All that peace and parcel of land is bearing Gat. No. 118, Total admeasuring area 01 H 96 Aar assessed at Rs. 11.31 Ps. out of that admeasuring area 00 H 98 Aar, i.e. 9800 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 29 And bounded as under:-

- On or towards East : Property of Gat No 119.  
 On or towards West : Remaining Property of Gat No 118.  
 On or towards South : Property of Gat No. 182 and 174.  
 On or towards North : Property of Gat No 117.

**SCHEDULE "C"**

All that peace and parcel of land Amalgamated above property bearing (SCHEDULE A) property of Gat No- 117, + (SCHEDULE B) property of Gat No.- 118 and property of Gat No- 116, out of that i.e. amalgamated sanctioned layout property bearing Gat No- 117(P), and 118(P) from the said properties sanctioned layout plot bearing Plot No. 4, an admeasuring area 4718.36 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 27.



-----Hereinafter referred as 'Said Property'

- 2) THE DOCUMENT OF ALLOTMENT OF PLOT:- Not Applicable.
- 3) 7/12 extract issued by Government of Maharashtra, Mutation Entry No.- 504, 1502, 2050, 3653, 16570, 18013, 21591, 473, 4816, 30, ..... etc
- 4) Search report for 30 years from 1989 to 2018 and for 6 years from 2018 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary is clear, marketable and without any encumbrances.

#### OWNERS OF THE LAND:

1) (1) Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav and along with consent of their near and dear co-sharers, (2) Mr. Digamber Keshav Kahane and Mr. Kishor Digamber Kahane, Mr. Satish Digamber Kahane, Mr. Santosh Digamber Kahane, Mr Rakesh Kishor Kahane, Yatish Kishor Kahane and Sou Rohini Dilip Dahitule, through POA holder M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary of Gat No.- 117(P), 118(P), of Village Chikhali, Pune.

#### 2) QUALIFYING COMMENTS/ REMARK:

After considering the above facts I have come to the conclusion that the said property is clean, clear and free from all encumbrances and 1) (1) Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav and along with consent of their near and dear co-sharers, (2) Mr. Digamber Keshav Kahane and Mr. Kishor Digamber Kahane, Mr. Satish Digamber Kahane, Mr. Santosh Digamber Kahane, Mr Rakesh Kishor Kahane, Yatish Kishor Kahane and Sou Rohini Dilip Dahitule, through POA holder M/s Aksha Enterprises Through its Partner Mr. Zikrullah Abbasali Chaudhary having absolute development right, title and interest in the said property.

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

Encl.:- Annexure

Place:- Pune.

Date:- 18/01/2023.



*Manmath G. Pande*

Mr. Manmath G. Pande  
Advocate

**MR. MANMATH G. PANDE**  
**ADVOCATE**  
**( B.Sc., L.L.B. )**

श्री मन्मथ ग. पांडे  
 ॲडव्होकेट  
 (बी. एस्सी. एल. एल. बी.)

**OFFICE ADD:-** Flat No. 501, Fifth Floor, E - Wing, Aksha Amulyam, Gat No.- 162,  
 Moshi Alandi Road, Dadulgaon, Pune - 412105 .

Ref :

**FORMAT A**

**FLOW OF THE TITLE OF THE SAID LAND.**

**History of Devolution of title in respect of the Property Mentioned in the SCHEDULE**  
**"A"**

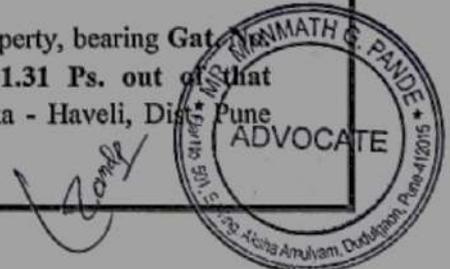
All that piece and parcel of the land all that piece and parcel of the property, bearing Gat. No. 117, admeasuring area 01 H 08 Aar assessed at Rs. 4.39 Ps. situated at village Chikhali, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 26 Initially belonged to Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav as his ancestral property and his name is entered in the 7/12 extract vide Mutation Entry No. 21591.

AND WHEREAS It is further perused from Mutation No. 21591 dated 07/04/2011 that the partition of the various property, including Gat No 117 taken place amongst the co-share of the said property. The Gat No- 117 admeasuring 00 Hectore 54 Aar, assessed at Rs. 02.20 Ps. Came to the share of Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, jointly and severally and The Gat No- 117 admeasuring 00 Hectore 54 Aar, assessed at Rs. 02.20 Ps. Came to the share of Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav, jointly and severally.

AND WHEREAS Mr. Dnyanoba Mahadu Jadhav, Mr. Vishnu Mahadu Jadhav, Mr Pandit Mahadu Jadhav and Mrs. Baby Ramchandra Jadhav and Others executed registered **Development Agreement and Power of Attorney** an admeasuring area 01 Hectore 08 Aar, in favour of M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary, which is registered in the office of Sub Registrar Haveli No. 18 at Serial No. 8151/2011, 8152/2011, dt. 20/08/2011 respectively as per the Development Agreement 60000 Sq. Ft. Built up area residential construction is given to Mr. Dnyanoba Mahadu Jadhav and others as consideration of said plot and also refundable security deposit of Rs. 1,60,00,000/- ( Rupees One Cror Sixty Lac only ) is given to Mr. Dnyanoba Mahadu Jadhav and others till the performance.

**History of Devolution of title in respect of the Property Mentioned in the SCHEDULE**  
**"B"**

All that piece and parcel of the land all that piece and parcel of the property, bearing Gat. No. 118, Total admeasuring area 01 H 96 Aar assessed at Rs. 11.31 Ps. out of that admeasuring area 00 H 98 Aar situated at village Chikhali, Taluka - Haveli, Dist- Pune



Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub-Registrar Haveli No.1 to 26 **Initially** belonged to Mr. Keshav Balkrishna Kahane as his ancestral property.

**AND WHEREAS** Mr. Keshav Balkrishna Kahane expired on dated 16/03/1981. His Legal heirs file application for entry of legal heirs in to the 7/12 extract in the office of village officer. The village officer entered the name of his legal heirs i.e. his wife Krishnabai Keshav Kahane and his sons 1) Mr. Begaji Keshav Kahane, 2) Mr. Digamber Keshav Kahane. The appropriate land authority entered name in the 7/12 Extract which is confirmed by Circle Officer vide Mutation Entry No. 473, dated 11/06/1981.

**AND WHEREAS** Mr. Begaji Keshav Kahane sold his share **admeasuring area 00 H 98 Aar** to Mr. Krushnakumar Kishorilal Goyal with consent of Mr. Gorakhanath Begaji Kahane, Mr. Hanumant Begaji Kahane, and Mrs. Leelabai Begaji Kahane by registered Sale Deed on 21/03/1997. Then after the appropriate land revenue authority enters the name Mr. Krushnakumar Kishorilal Goyal in to the 7/12 extract vide mutation entry no. 4816, dated 15/07/1997.

**AND WHEREAS** Smt. Krishnabai Keshav Kahane expired and Mr. Digamber Keshav Kahane and Mr. Kishor Digamber Kahane, Mr. Satish Digamber Kahane, Mr. Santosh Digamber Kahane, Mr Rakesh Kishor Kahane, Yatish Kishor Kahane and Sou Rohini Dilip Dahitule, being legal heirs.

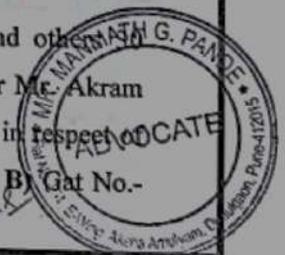
**AND WHEREAS** Mr. Digamber Keshav Kahane repaid the loan amount with interest of the society on dated 01/03/2008. Then after the appropriate land revenue authority released the boja on other rights column, charge released is mentioned in brackets in to the 7/12 extract vide mutation entry no. 16570.

**AND WHEREAS** Mr. Digamber Keshav Kahane and Mr. Kishor Digamber Kahane, Mr. Satish Digamber Kahane, Mr. Santosh Digamber Kahane, Mr Rakesh Kishor Kahane, Yatish Kishor Kahane and Sou Rohini Dilip Dahitule executed registered **Development Agreement and Power of Attorney** an admeasuring area 00 H 98 Aar, in favour of M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary, which is registered in the office of Sub Registrar Haveli No. 18 at Serial No. 11140/2011, 11141/2011, dt. 22/11/2011 respectively as per the Development Agreement 54390 Sq. Ft. Built up area residential construction is given to Mr. Digamber Keshav Kahane and others as consideration of said plot and also refundable security deposit of Rs. 1,35,00,000/- ( Rupees One Crore Thirty Five Lac only ) is given to Mr. Digamber-Keshav Kahane and others till the performance.

**History of Devolution of title in respect of the Property Mentioned in the SCHEDULE**

**"C"**

That Mr. Zikarullah Abbas Ali Chaudhary, Mr. Dnyanoba Mahadu Jadhav and others through its Power of Attorney holder M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary amalgamated above property and obtained Sanction Layout in respect of property mentioned in bearing (SCHEDULE A) Gat No- 117, + (SCHEDULE B) Gat No.-



118 and with property of Gat No- 116. As per the sanctioned layout the above said property divided into several plots, having amalgamated sanctioned layout Plot bearing

Plot No. 1, an admeasuring area 7800.02 Sq. Mtrs. out of Gat no. - 116,

Plot No. 2 an admeasuring area 7879.88 Sq. Mtrs. out of Gat no. - 117(P) and 118(P),

Plot No. 3 an admeasuring area 9490.18 Sq. Mtrs. out of Gat no. - 117(P) and 118(P),

Plot No. 3A an admeasuring area 537.56 Sq. Mtrs. out of Gat no. 117.

And Open Space no.- 1 an admeasuring area 1068.70 Sq. Mtrs. out of Gat no. - 116,

and Open Space no.- 2 an admeasuring area 786.57 Sq. Mtrs., Open Space no.- 3 an admeasuring area 987.09 Sq. Mtrs. out of Gat no. - 118, (i.e. Total Open Space admeasuring area 2842.36 Sq.)

and internal Road 918.72 Sq. Mtrs. out of Gat no. - 117 and 118 and internal Road 1149.24 Sq. Mtrs. out of Gat no. - 116

(i.e. Total admeasuring area 28550 Sq. Mtrs. out of Gat No.- 116, Gat No.- 117 and Gat No. - 118) Situated at village **Chikhali**, Taluka - Haveli, Dist- Pune Within the local limits of Pimpri Chinchwad Corporation and within the jurisdiction of Sub- Registrar Haveli No.1 to 29 and Pimpri Chinchwad Municipal Corporation Sanctioned Layout plan and issued Sanction Layout Plot vide Order No. **BP / LAYOUT / CHIKHALI / 6 / 2013**, dated 13/02/2013.

AND WHEREAS out of the Sanction Layout in respect of Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing layout sanction A) Plot No. - 3, an admeasuring area 9490.18 Sq. Mtrs. And B) Open Space no.- 2 an admeasuring area 786.57 Sq. Mtrs. and C) Open Space no.- 3 an admeasuring area 987.09 Sq. Mtrs. and D) Internal Road 918.72 Sq. Mtrs. Situated at village **Chikhali**, Taluka - Haveli, Dist - Pune from Pimpri Chinchwad Municipal Corporation.

A) Plot No. - 3, an admeasuring area 9490.18 Sq. Mtrs.

**And bounded as under:-**

**On or towards East** : Property of sanction internal 12 Mtrs. Road, Plot No.- 2 and Open Space No. - 2.

**On or towards West** : Remaining Property of Plot No. 3A and Gat No. - 117/1 and Open Space no. 3.

**On or towards South** : Remaining Property of Gat No. 118.

**On or towards North** : Property of Gat No 116, i.e. Plot No.- 1 and Gat No. - 117/1 and Plot No. 3A.

B) Open Space no.- 2 an admeasuring area 786.57 Sq. Mtrs.



**And bounded as under:-**

- On or towards East : Property of sanction Plot No.- 2.  
 On or towards West : Property of sanction Plot No. 3.  
 On or towards South : Remaining Property of Gat No. 118.  
 On or towards North : Property of sanction Plot No.- 2 and 3 out of Gat No. - 118.

**C) Open Space no.- 3 an admeasuring area 987.09 Sq. Mtrs.**

**And bounded as under:-**

- On or towards East : Property of sanction Plot No.- 3 out of Gat No. - 118.  
 On or towards West : Property of Gat No. 182.  
 On or towards South : Property of Gat No. 118.  
 On or towards North : Property of Gat No. 117/1

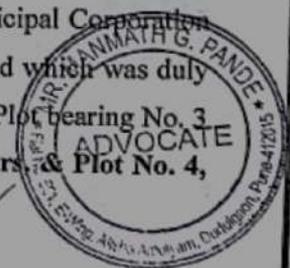
**D) Internal Road 2067.96 Sq. Mtrs.**

**And bounded as under:-**

- On or towards East : Property of sanction Plot No.- 2 and Remaining Gat No 116.  
 On or towards West : Property of sanction Plot No.- 3 and Plot No 1 and  
 Open Space No. 1.  
 On or towards South : Property of Plot No. 2.  
 On or towards North : 30 Mtrs. D.P. Road.

On the basis of relevant Registered Document and record made available and information given to me, that M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary Mr. Zikarullah Abbas Ali Chaudhary, Mrs. Sabirabano Zikarullah Chaudhary and Shabana Zikarullah Chaudhary are the absolute owners and have absolute Development rights of the property bearing Gat No. 117(P) and 118(P) having amalgamated sanctioned layout bearing Plot No. 3 an admeasuring area 9490.18 Sq. Mtrs. situated at village Chikhali, Taluka - Haveli, Dist- Pune and is well seized and possessed of or otherwise well and sufficiently entitled of the said land.

THAN AFTER M/s Aksha Enterprises Through its Partner Mr. Akram Zikrullah Chaudhary amalgamated above property and obtained Sanction Layout in respect of property mentioned in bearing (SCHEDULE A) Gat No- 117, + (SCHEDULE B) Gat No.- 118 and with property of Gat No- 116 and Sanctioned Layout plan issued by Pimpri Chinchwad Municipal Corporation vide order No. BP / LAYOUT / CHIKHALI / 6 / 2013, dated 13/02/2013 and which was duly revised layout order No. - BP / CHIKHALI / 07 / 2019, dated 21/01/2019, Plot bearing No. 3 divided in to two plots, i.e. Plot No.- 3, an admeasuring area 5500 Sq. Mtrs. & Plot No. 4, an admeasuring area 4718.36 Sq. Mtrs.

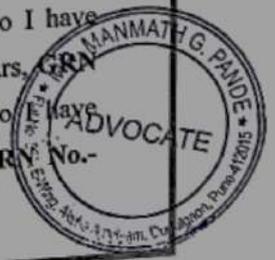


**AND WHEREAS** the Promoters, Builders and Developers made an application to the District Collectorate Pune, Revenue Branch Pune for the Non Agricultural Permission for the area 5500 Sq. Mtrs out of the Gat No. 117(part) admeasuring area 10800 Sq. Mtrs. and Gat No. 118(Part) admeasuring area 10800 sq. Mtrs. total area 21600 Sq. Mtrs. and got N. A. order for Residential purpose out of that Land from Gat No. 117(Part) and Gat No. 118(Part) of Village Chikhali, Taluka Haveli, Dist. Pune for admeasuring area 4718.36 Sq. Mtrs. bearing N. A. order No. JAMIM/NA/SR/522/2019, dated 12/12/2019 and accordingly the promoters, Builders and Developers commenced the construction the multi storied residential and commercial building on the said N. A. plot as per the layout sanctioned plan.

**AND WHEREAS**, the M/s Aksha Enterprises obtained Sanction Layout in respect of property mentioned in schedule A and B bearing Gat No. 117(P) and 118(P) having amalgamated sanctioned layout Plot bearing No. 4 an admeasuring area 4718.36 Sq. Mtrs. And also obtained Building Commencement Certificate bearing No. BP / CHIKHALI / 82 / 2019, dated 29/06/2019, and which was duly revised bearing Commencement Certificate No. - BP / CHIKHALI / 132 / 2022, dated 02/12/2022, issued by Pimpri Chinchwad Municipal Corporation in respect of sanction plan for the construction of residential and commercial units on the said layout Plot No. 3 as mentioned in the schedule - C hereinabove

**Serial Number.**

- 1) Xerox copy of 7/12 Extract.
- 2) Mutation Entry No.- 504, 1502, 2050, 3653, 16570, 18013, 21591, 473, 4816, 30,..etc.
- 3) I have caused Search for year 2022 to 2023 after paying the requisite fees Rs 50/- for 2 years, GRN No.- MH013755669202223E, dated - 14/01/2023 through online E - Challan also I have caused Search for year 2021 to 2022 after paying the requisite fees Rs 50/- for 2 years, GRN No.- MH001671313202223E, dated - 10/05/2022 through online E - Challan also I have caused Search for year 2020 to 2021 after paying the requisite fees Rs 50/- for 2 years, GRN No.- MH010560574202122E, dated - 23/12/2021 through online E - Challan also I have caused Search for year 2019 to 2020 after paying the requisite fees Rs 50/- for 2 years, GRN No.- MH007471267202021E, dated - 25/11/2020 through online E - Challan also I have caused Search for year 2018 to 2019 after paying the requisite fees Rs 50/- for 2 years, GRN No.- MH003892607201920E, dated - 11/07/2019 through online E - Challan also I have caused Search for 30 years, Pavati No. - 11412, Application No.- 704/2018, GRN No.-



MH004002900201819E, dated - 16/07/2018 after paying the requisite fees Rs 750/- for 30 years from 1989 to 2018, through online E - Search .

4) Any other relevant title:- Not Applicable.

5) Litigations if any:- Not Found.

Place:- Pune.

Date:- 18/01/2023.

*Manmath G. Pande*  
18/01/23

Mr. Manmath G. Pande  
Advocate



Housiey.com