



CHALLAN  
MTR Form Number-6

8 R



GRN	MH014959187202324U	BARCODE			Date	02/02/2024-14:52:25	Form ID							
Department					Inspector General Of Registration									
Type of Payment					Payer Details									
Search Fee					TAX ID / TAN (If Any)		Search Fee							
Other Items					PAN No.(If Applicable)									
Office Name					Full Name		ADV. DEEPAK P. SUHANDA							
HVI 18_HAVFI   18 JOINT SUB REGISTRAR														
Location					Flat/Block No.		GAT NO. 42/1, OLD GAT NO. 42							
PUNE														
Year					Premises/Building									
2023-2024 From 01/02/2015 To 02/02/2024														
Account Head Details				Amount In Rs.		Road/Street		MOSHI						
0030072201 SEARCH FEE				250.00										
						Area/Locality		PUNE						
						Town/City/District								
						PIN		4 1 2 1 0 5						
						Remarks (If Any)		SUPPLIMENTARY SEARCH REPORT FOR 10 YEARS AS IT IS FOR 2015 TO 2024						
						Amount In		Two Hundred Fifty Rupees Only						
Total				250.00		Words								
Payment Details					FOR USE IN RECEIVING BANK									
STATE BANK OF INDIA					Cheque-DD Details		Bank CIN		Ref. No.		00040572024020248640		CPADM.IWQF1	
							Bank Date		RBI Date		02/02/2024-14:24:53		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. : 9665660066

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 दस्त्यासाठी लागू नाही.



*Deepak P. Suhandia*



# DEEPAK P. SUHANDRA

B.Com, LLB, DTL, GDC & A

Office at : 5, Dhanashree Society, Power House Road, Behind Ashok Theater Pimpri, Pune 411017

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## FORMAT – A (Circular No :- 28/2021)

To,  
MahaRERA

### LEGAL TITLE REPORT

Subject : Title clearance Certificate with respect to Gat No. 42/1 (Old Gat No. 43), situated at Village Moshi, Taluka Haveli, Dist- Pune, (hereinafter referred as the said plots)

1. I have investigated the title of the said plots on the request of M/s. Shiv Associates through its Proprietor Mr. Suresh Dwarkadas Jumani and following documents i.e.

#### A. Description of the Property

All the piece and parcel of the Property i.e. admeasuring 00 H 08 R, out of Gat No. 42/1 (Old Gat No. 43) situated at Village Moshi, Taluka Haveli, Dist- Pune, Within the limits of Pimpri Chinchwad Municipal Corporation, in Registration Jurisdiction of the Sub-registrar, Haveli I to XXVI District Pune and bounded as under :

On or towards East : By Property of Shri. Bhamburdekar of S No. 42/2.

On or towards West : By Property of Shri. Bhamburdekar of S No. 42/2.

On or towards South: By 12 Meter Road.

On or towards North: By Property of Shri. Bhamburdekar of S No. 42/2.

#### B. The Documents of allotment of Plot





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- a. Copy of 7/12 extract for Gat No. 42/1 (Old Gat No. 43).
- b. Copy of related Mutation Entries.
- c. Copy of Sale Deed & Power of Attorney between owners Smt. Laxmi Baban Saste & others, in favour of M/s. Shiv Associates through its Proprietor Mr. Suresh Dwarkadas Jumani which is registered in the office of Sub-Registrar, Haveli No. 26, vide its Serial No. 3398/2015 & 3399/2015, dt. 21/04/2015.
- d. Copy of Zone Certificate on dated 19/10/2010, issued by Pimpri Chinchwad Municipal Corporation.
- e. Copy of N.A. order issued by the office of collectorate, Pune bearing No. PCMC/NOC/SR/64/2016, Dt. 19/08/2016.
- f. Copy of Commencement Certificate issued by PCMC bearing No. B.P./Moshi/42/2016, dt. 02/05/2016 & also revised Commencement Certificate No. B.P./ Moshi /40/2022, dt. 31/03/2022 & also revised Commencement Certificate No. B.P./ Moshi /95/2023, dt. 09/11/2023.

C. Search Report for 30 Years from 1986 till 2015.

2. That Mr. Shiv Associates & others have got the plan sanctioned on said plot from PCMC vide B.P./Moshi/42/2016, dt. 02/05/2016 & also revised Commencement Certificate No. B.P./ Moshi /40/2022, dt. 31/03/2022 & also revised Commencement Certificate No. B.P./ Moshi /95/2023, dt. 09/11/2023. And also obtained the Non – Agricultural order from office of Collectorate, Pune, vide order No. PCMC/NOC/SR/64/2016, Dt. 19/08/2016.



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ADVOCATE

3. That after getting the necessary document on the said land & thereafter M/s. Shiv Associates have started construction of ownership scheme under name & style as "DIVINE DEEDS WING A" & except that no other entry was found which may effect the title of M/s. Shiv Associates.
4. 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. Shiv Associates is clear, marketable and without any encumbrances.

Owners of the land

- A. M/s. Shiv Associates - Land admeasuring 00 II 08 R,  
out of Gat No. 42/1 (Old Gat No. 43)

- B. The report reflecting the flow of the title of the M/s. Shiv Associates on the said land is enclosed herewith as annexure.

Encl : Annexure

Date 02/02/2024

  
(Advocate)





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## FORMAT – A (Circular No :- 28/2021)

### FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration :-  
area admeasuring 00 H 08 R, out of Gat No. 42/1 (Old Gat No. 43) situated  
at Village Moshi, Taluka Haveli, Dist- Pune.

2. Mutation Entry No. 2567, 9914.

That the above mentioned plot is self acquired property of the owner M/s. Shiv Associates through its Proprietor Mr. Suresh Dwarkadas Jumani, which is purchased from previous owners Smt. Laxmi Baban Saste & others, vide the Sale Deed which is registered in the office of Sub-Registrar, Haveli No. 26, vide its Serial No. 3398/2015 , dt. 21/04/2015

3. Search report for 30 Years from Haveli No. 18 Taken from Sub-Registrar office at. Pimpri, Pune.

4. Any other relevant title - NO

5. Litigations if any - NO

Date 02/02/2024



  
(Advocate)