



CHALLAN
MTR Form Number-6



GRN	MH013173056202223E	BARCODE	[Barcode]		Date	03/01/2023-14:17:30	Form ID
Department				Inspector General Of Registration			
Type of Payment				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name				Full Name		Adv Chandrakant Nanekar	
HVL15_HAVELI 15 JOINT SUB REGISTRAR							
Location				Flat/Block No.		Baner	
PUNE							
Year				Premises/Building			
2022-2023 One Time							
Account Head Details			Amount In Rs.		Road/Street		Baner
0030072201 SEARCH FEE			25.00				
				Area/Locality		Pune	
				Town/City/District			
				PIN		4 1 1 0 4 5	
				Remarks (If Any)			
				Tathwade Sr.No.149part 1year 2023.			
				Amount In		Twenty Five Rupees Only	
				Words			
				Total		25.00	
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA							
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572023010397658		IK0CAV0E08	
Cheque/DD No.				Bank Date		RBI Date	
				03/01/2023-02:18:33		04/01/2023	
Name of Bank				Bank-Branch			
				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date			
				4 , 04/01/2023			



Department ID : Mobile No. : 9823011123
 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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Validity unknown

Challan Defaced
 Digitally signed by
 DIRECTORATE
 TREASURY MUMBAI 02
 Date: 2023.07.09 09:30:28
 IST
 Reason: BR/S Secure
 Document
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0006638917202223	06/01/2023-21:37:46	IGR022	25.00
Total Defacement Amount				25.00



To,
Maha RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to the land bearing Survey No. 149/2, totally admeasuring 01 Hectare, 03.60 Ares, assessed at Rs. 02.87, lying, being and situate at revenue Village Tathwade, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune) (hereinafter referred as the 'said land').

D) I have investigated the title of the said land on the request of Mr. Sanjay Kumar Singh, Partner of M/s. Linux Group, by referring the following documents i.e.:-

a) DESCRIPTION OF THE LAND:

All that piece and parcel of the land bearing Survey No. 149/2, totally admeasuring 01 Hectare, 03.60 Ares, assessed at Rs. 02.87, lying, being and situate at revenue Village Tathwade, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is bounded as follows:-

On or towards the East : By Survey No. 149 part,

On or towards the South : By Survey No. 149 Part,



On or towards the West : By Survey No. 150,

On or towards the North : By Survey No. 147,

b) THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:-

1. Copies of 7/12 extracts and relevant Mutation Entries thereon.
2. Copy of Deed of Sale dated 03/03/2014, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 07/03/2014, at Sr. No. 1446/2014.
3. Copy of Agreement dated 05/07/2021, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 11681/2021.
4. Copy of Power of Attorney dated 05/07/2021, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 11682/2021.
5. Copy of Possession Receipt dated 05/07/2021.
6. Copy of Deed of Release dated 22/02/2022, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune) at Sr. No. 3358/2022.
7. Copy of Deed of Sale dated 29/06/2022, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 05/07/2022, at Sr. No. 10710/2022.
8. Copy of Deed of Sale dated 18/08/2022, which is registered at the office of Sub Registrar, Haveli No. 24 (Pune), at Sr. No. 14500/2022.
9. Copy of Deed of Sale dated 01/10/2022, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 06/10/2022, at Sr. No. 16695/2022.





10. Copy of Agreement dated 30/11/2022, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr. No. 21078/2022.
11. Copy of Power of Attorney dated 30/11/2022, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr. No. 21079/2022.
12. Copy of Deed of Sale dated 14/11/2022, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 21698/2022.
13. Copy of Paper Notice dated 22/07/2020 published by me in daily Prabhat Newspaper.
14. Copy of Objection dated 27/08/2020 raised by Adv. Aancil Mani for and on behalf of his client M/s. GK Associates, through its Proprietor, Mr. Vinod Premchand Chandwani.
15. Copy of Special Civil Suit bearing No. 2462 of 2022 and Legal Opinion of Adv. Dilip L. Tahilramani thereon.
16. Copy of Special Civil Suit bearing No. 433 of 2023 and Legal Opinion of Adv. Dilip L. Tahilramani thereon.
17. Copy of Notice of Lis Pendens dated 13/02/2023, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 3142/2023.
18. Copy of Deed of Mortgage dated 21/04/2023, which is registered at the office of Sub Registrar, Haveli No. 24 (Pune) on 24/04/2023, at Sr. No. 8590/2023.
19. Copy of Deed of Correction dated 27/04/2023, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 02/05/2023, at Sr. No. 8520/2023.



c) The 7/12 extract issued by Talathi/Online Portal dated 08/11/2023 and the Mutation Entries bearing Nos. 988, 1081, 1718, 2361, 4894, 6153, 6435, 7341, 7349, 7442, 7468, 7591 and 7713 thereon.

d) Search Report for 30 years from 1993 till 2023.

II) On perusal of above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that subject to charge of Aditya Birla Finance Limited and final outcome of Special Civil Suits bearing Nos. 2462/2022 and 433/2023, the title of (a) M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh, (b) Mr. Deepak Krishna alias Kisan Pawar, (c) Mr. Sandeep Balu Nawle, (d) Mr. Janardan Eknath Pawar and (e) Mr. Bajrang Eknath Pawar is clear, marketable and without other encumbrances and they have valid right to develop their respective shares in the said land.

III) Owners of the land are:

(a) M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh to the extent of 00 Hectare, 79.41 Ares, (ii) Mr. Deepak Krishna alias Kisan Pawar to the extent of 00 Hectare, 03.47 Ares, (iii) Mr. Sandeep Balu Nawle to the extent of 00 Hectare, 05 Ares, (iv) Mr. Janardan Eknath Pawar and Mr. Bajrang Eknath Pawar to the extent of 00 Hectare, 15.72 Ares.





a) Qualifying comments/remarks if any - NA-

IV) The Report reflecting the flow of title of (a) M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh, (b) Mr. Deepak Krishna alias Kisan Pawar, (c) Mr. Sandeep Balu Nawle, (d) Mr. Janardan Eknath Pawar, (e) Mr. Bajrang Eknath Pawar and (f) Smt. Gitabai Eknath Pawar on the said land is enclosed herewith as annexure.

Pune,

Dated : 08/11/2023,



Chandrakant Nanekar,
Advocate.

Encl.: Annexure.

Housiey.com

FLOW OF TITLE OF THE SAID LAND

- a. On perusal of 7/12 extract of the year 1930 it reveals that the land bearing Survey No. 149, totally admeasuring 07 Acres, 29 Guntha (hereinafter referred to as the 'larger land') was standing in the name of Mr. Nama Godhu Pawar as owner thereof.
- b. The partition with respect to the larger land along with the other lands has been taken place amongst Mr. Namdev Godhu Pawar, Mr. Govinda Godhu Pawar and Mr. Rambhau Godhu Pawar. As per the said Partition an area admeasuring 02 Acres, 22.25 Gunthe, bearing Survey No. 149/2 (i.e. the said land) has been allotted / given to the share of Mr. Govinda Godhu Pawar. Pursuant to the same effect has been given to the record of rights of the said land vide Mutation Entry No. 988.
- c. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the lands / properties coming under village Tathwade have been converted into metric system. Effect of the same effect has been given to the 7/12 extract of the said land vide Mutation Entry No. 1081.
- d. The said Mr. Govinda Godhu Pawar expired on 07/12/1969 leaving behind him 3 sons namely Mr. Krishna Govindrao Pawar, Mr. Eknath Govindrao Pawar and Mr. Gorakhnath Govindrao Pawar and 2 daughters namely Mrs. Dwarkabai Jaywant Kate and Mrs. Dwarkabai





alias Hirabai Tukaram Kate as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 1718.

- e. The said Mr. Krishna alias Kisan Govinda Pawar expired on 30/06/1995 leaving behind him 3 sons namely Mr. Harishchandra Kisan Pawar, Mr. Gopinath Kisan Pawar and Mr. Deepak Kisan Pawar, 2 daughters namely Mrs. Mangal Khandu Bhondawe, Mrs. Ratnawali Hanumant Chinchwade, Mrs. Vanita Popat Shitole and a widow namely Smt. Radhabai Kisan Pawar as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 2361.
- f. The said Mr. Eknath Govind Pawar expired on 31/07/2009 leaving behind him 2 sons namely Mr. Janardan Eknath Pawar and Mr. Bajrang Eknath Pawar, a daughter namely Mrs. Sangita Jaysingh More and a widow namely Smt. Gitabai Eknath Pawar as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 4894.
- g. By virtue of Deed of Sale dated 03/03/2014, the said Mr. Janardan Eknath Pawar with the consent Mr. Bajrang Eknath Pawar, Smt. Gitabai Eknath Pawar, Mrs. Sangita Jaysingh More, Mrs. Shaila Janardan Pawar, Ms. Shekhar Janardan Pawar, Ms. Shital Janardan Pawar, Mrs. Dwarkabai Jaywant Kate and Mrs. Dwarkabai alias Hirabai Tukaram Kate sold out of an area admeasuring 00 Hectors, 05



Ares from and out of the said land unto and in favor of Mr. Sandeep Balu Navle. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 07/03/2014, at Sr. No. 1446/2014.

- h. The said Mr. Gorakhnath Govind Pawar expired on 01/01/2015 leaving behind him 2 sons namely Mr. Nitin Gorakhnath Pawar and Mr. Rakesh Gorakhnath Pawar, 3 daughters namely Mrs. Anita Vasant Keswad, Mrs. Sunita Ramesh Keswad and Mrs. Kavita Ashok Wakadkar and a widow namely Smt. Tarabai Gorkhnath Pawar as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 6153.
- i. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Mulshi, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Mulshi, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Thergaon, Pune has certified the Mutation Entry bearing No. 6435 to the effect.
- j. The said Smt. Radhabai alias Mathubai Kisan Pawar expired on 21/11/2014 leaving behind her the legal heirs mentioned in Mutation Entry No. 2361. Therefore the name of said deceased has been





removed from the record of rights of the said land vide Mutation Entry No. 7341.

- k. The said Smt. Gitabai Eknath Pawar expired on 19/08/2015 leaving behind her the legal heirs mentioned in Mutation Entry No. 4894. Therefore the name of said deceased has been removed from the record of rights of the said land vide Mutation Entry No. 7349.
1. By virtue of Agreement dated 05/07/2021, the said Smt. Dwarkabai alias Hirabai Tukaram Kate (before Marriage : Ms. Harkabai Govind Pawar) agreed to sale the land having area admeasuring 00 Hectare, 20.72 Ares from and out of the said land unto and in favour of M/s. Linux Group, through its Partners, Mr. Alok Kumar and Mr. Sanjay Kumar Singh. The said Agreement has been registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 11681/2021.

Simultaneously, with the execution of the above mentioned Agreement, the said owner also executed Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 11682/2021.

While executing the aforesaid Agreement, the said Smt. Dwarkabai alias Hirabai Tukaram Kate (before Marriage : Ms. Harkabai Govind Pawar) handed over possession of the land having area admeasuring



00 Hectare, 20.72 Ares to M/s. Linux Group, through its Partners, Mr. Alok Kumar and Mr. Sanjay Kumar Singh vide separate Possession Receipt dated 05/07/2021.

- m. Vide Order bearing No. HN/SR/155/259/2021 dated 21/12/2021 the names of Mrs. Dwarkabai alias Hirabai Tukaram Kate and Mrs. Dwarkabai Jaywant Kate mentioned in the column of other rights of the said land have been shifted to the column of record of rights of the said land. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 7442.
- n. By virtue of Deed of Release dated 22/02/2022, the said Mrs. Sangita Jaysingh More relinquished all her rights, title and/or interest in the said land unto and in favor of Mr. Janardan Eknath Pawar and Mr. Bajrang Eknath Pawar. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 3358/2022. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 7468.
- o. By virtue of Deed of Sale dated 29/06/2022, the said Mrs. Dwarkabai Jaywant Kate (before Marriage : Ms. Dwarkabai Govinda Pawar) sold out an area admeasuring 00 Hectors, 20.72 Ares from and out of the said land unto and in favor of M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 05/07/2022 at Sr.





No. 10710/2022. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 7591.

- p. By virtue of Deed of Sale dated 18/08/2022, the said Mrs. Dwarkabai alias Hirabai Tukaram Kate (before Marriage : Ms. Harkabai Govind Pawar) sold out an area admeasuring 00 Hectors, 20.72 Ares from and out of the said land unto and in favor of M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 24 (Pune), at Sr. No. 14500/2022. Effect of the same has been given to the record of rights of the said land vide Mutation Entry No. 7713.
- q. By virtue of Deed of Sale dated 01/10/2022, the said Smt. Tarabai Gorakhnath Pawar, Mr. Nitin Gorakhnath Pawar, Mrs. Madhuri Nitin Pawar, Ms. Namrata Nitin Pawar, Mas. Rohit Nitin Pawar, Ms. Sakshi Nitin Pawar, Mr. Rakesh Gorakhnath Pawar, Mrs. Manisha Rakesh Pawar, Ms. Pallavi Rakesh Pawar, Mas. Om Rakesh Pawar, Mrs. Anita Vasant Keswad, Mrs. Kavita Ashok Wakadkar and Mrs. Sunita Ramesh Keswad sold out of an area admeasuring 00 Hectors, 20.72 Ares from and out of the said land unto and in favor of M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 06/10/2022, at Sr. No. 16695/2022.
- r. By virtue of Agreement dated 30/11/2022, the said Mr. Sandeep Balu Nawle, Mrs. Sharda Sandeep Nawle, Mas. Prajwal Sandeep Nawle



and Ms. Pranali Sandeep Nawle agreed to sale the land having area admeasuring 00 Hectare, 05 Ares from and out of the said land unto and in favour of M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh. The said Agreement has been registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr. No. 21078/2022.

Simultaneously, with the execution of the above mentioned Agreement, the said owners also executed Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 25 (Pune), at Sr. No. 21079/2022.

- s. By virtue of Deed of Sale dated 14/11/2022, the said Mr. Harishchandra Kisan Pawar, Mr. Gopinath Kisan alias Krishna Pawar, Mrs. Ratnawali Hanumant Chinchwade, Mrs. Vanita Popat Shitole, Mrs. Mangal Khandu Bhondve with the consent of Mrs. Nilam Santosh Gaikwad, Mr. Roshan Harichandra Pawar, Mrs. Pratiksha Roshan Pawar, Mrs. Supriya Gaurav Bhegde, Mrs. Sunita Harishchandra Pawar and Mrs. Kavita Gopinath Pawar sold out an area admeasuring 00 Hectare, 17.25 Ares from and out of the said land unto and in favor of M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 19 (Pune) at Sr. No. 21698/2022.





- t. I have caused to publish Paper Notice in respect of the said land in daily Prabhat Newspaper on 22/07/2020 to invite objection/s (if any). In this context, I would like to mention here that, during the notice period, I have received one objection from Adv. Aancil Mani for and on behalf of his client M/s. GK Associates, through its Proprietor, Mr. Vinod Premchand Chandwani. Vide Notice Reply dated 01/09/2020, I have requested the said Advocate to provide documentary evidence in support of his Objection. However, he has not provided any sort of document to me in support of his objection. Except the same, I have not received any other objection from anybody.
- u. The said M/s. Linux Group, through its Partner, Mr. Sanjay Kumar Singh has availed loan of Rs. 10,00,00,000/- (Rupees Ten Crore only) from Aditya Birla Finance Limited by creating charge upon the land having area admeasuring 00 Hectare, 79.41 Ares out of the said land. The said Owner accordingly executed Deed of Mortgage dated 21/04/2023 unto and in favor of the said Bank. The said Deed of Mortgage has been registered at the office of Sub Registrar, Haveli No. 24 (Pune), on 24/04/2023 at Sr.No. 8590/2023.
- v. While executing the aforesaid Mortgage Deed dated 21/04/2023, some mistakes have been occurred in said deed, it's Index II and Summary Part 2. The said mistakes have been corrected/rectified the parties therein by executing separate Deed of Correction dated 27/04/2023. The said Deed of Correction has been registered at the office of the Sub Registrar, Haveli No. 18 (Pune) on 02/05/2023, at Sr. No. 8520/2023.



Sr. No.

- A) The 7/12 extract issued by Talathi/Online Portal dated 08/11/2023.
- B) Mutation Entries bearing Nos. 988, 1081, 1718, 2361, 4894, 6153, 6435, 7341, 7349, 7442, 7468, 7591 and 7713 thereon.
- C) Search Report for 30 years from 1993 to 2023 taken by obtaining Challans bearing GRN Nos. MH010494745202223E and MH013173056202223E dated 13/11/2022 and 03/01/2023 from the office of Sub Registrar, Haveli Nos. 21 and 15 (Pune) respectively.
- D) Any other relevant title - NA-
- E) Litigations, if any:
- i) One Mr. Janardan Eknath Pawar and others instituted Special Civil Suit bearing No. 2462/2022 against Mr. Harishchandra Kisan Pawar and others. In which M/s. Linux Group is Defendant No. 5. Adv. Dilip L. Tahilamani has given his Opinion on the said suit on 07/11/2023. The said Mr. Janardan Eknath Pawar and others also executed Notice of Lis Pendens dated 13/02/2023, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr.No. 3142/2023.





- ii) One Mr. Deepak Kisan Pawar instituted Special Civil Suit bearing No. 433/2023 against Mr. Harishchandra Kisan Pawar and others. In which M/s. Linux Group is Defendant No. 29. Adv. Dilip L. Tahilamani has given his Opinion on the said suit on 07/11/2023.

Pune,

Dated : 08/11/2023,



Chandrakant Naanekar,
Advocate.

St. Tatfrwade 149-2

Housiey.com