

Ref.:

Format A

Date : 12/10/2021

(As per circular 28/2021)

To ,

MahaRERA,

3rd Floor, A-Wing, Slum Rehabilitation Authority, Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai, Maharashtra 400051.

LEGAL TITLE REPORT.

Subject : Title Clearance Certificate with respect to Plot bearing City Survey No. 1954/9 admeasuring 1180 Sq. Mtrs. (Previous Survey No.572B Plot No.4), 2) City Survey No. 1954/10 admeasuring 1000 Sq. Mtrs. (Previous Survey No.572B Plot No.5 and 3) City Survey No. 1954/11 admeasuring 1000 Sq. Mtrs. (Previous Survey No.572B Plot No.6) thus totally admeasuring 3180 Sq. Mtrs. situate at Peth Munjeri (Bibvewadi), Taluka Pune City, within the Registration District Pune, Sub Registration District Haveli and within the limits of Pune Municipal Corporation and bounded as On or towards East: By City Survey No.1954/14, On or towards South: By City Survey No.328, 320, On or towards West : By Part of City Survey No.1954, On or towards North: By 42 Mtrs. Wide D. P. Road . (**“said Property”**)

2. I have investigated the title of the said Property, at the request of my client, M/s. Siddhashila Promoters and Developers LLP, having its registered office at: “Siddhashila House”, 770/4, Bhandarkar Road, Deccan Gymkhana, Pune 411 004 represented through its Partners 1) Mr. Pritam Vilas Rathod and 2) Mr. Dilip Satyapal Bhagwani requested and on the basis of 7/12 extracts, mutation Entries, and deeds mentioned in the “Annexure A”.

3. On the perusal of 7/12 extracts, mutation entries and deeds mentioned in the "Annexure A", I am of the opinion that, M/s. Siddhashila Promoters and Developers LLP represented through its Partners 1) Mr. Pritam Vilas Rathod and 2) Mr. Dilip Satyapal Bhagwani is owner of the said property and the said owner has good marketable title in respect of the said property free from all encumbrances, charges or claims of whatsoever nature.

4. The report reflecting the flow of the title of the Owner is attached herewith as "Annexure B"

Annexure A : List of documents relied on.

Annexure B : Flow of title.



Abhijit Dixit
Abhijit Dixit.
Advocate

“Annexure A”

For the purpose of issuance of Title Clearance Certificate I have relied on the below mentioned documents.

- i) Copy of 7/12 Extract of Survey No.571 from 1943 to 1953, 1964 to 1976, Copy of 7/12 Extract of Survey No.571/1 from 1976 to 1994, Copy of 7/12 Extract of Survey No.571/1 Part from 1993 to 1996, 1996 to 2010, Copy of 7/12 Extract of Survey No.571/2 from 1989 to 1996, 1996 to 2010 of Village Pune City (Munjeri-Bibvewadi).
- ii) Copy of 7/12 Extract of Survey No.572 from 1943 to 1953, 1964 to 1973, 1976 to 1994 of Village Pune City (Munjeri-Bibvewadi).
- iii) Copy of 7/12 Extract of Survey No.571/1+572 Hissa No.A from 1993 to 1996, 1996 to 2010, Copy of 7/12 Extract of Survey No.571/1+572 Hissa No.B from 1993 to 1996, Copy of 7/12 Extract of Survey No.572B Plot No.4 from 2004 to 2010, 2010 to 2018, Copy of 7/12 Extract of Survey No.572B Plot No.5 from 2004 to 2010, 2010 to 2018, Copy of 7/12 Extract of Survey No.572B Plot No.6 from 2004 to 2010, 2010 to 2018, Copy of 7/12 Extract of Survey No.571/1+572 Hissa No.C from 1993 to 1996, 1996 to 2010 Village Pune City (Munjeri-Bibvewadi)
- iv) Copy of Extract of Property Card bearing City Survey No.1954/9, 1954/10, 1954/11 of Peth Munjeri.
- v) Mutation Entry No.2770, 5820, 7949, 10455, 10490, 10497, 10715, 12010, 14186, 14668, 15095, 15524, 15699, 16900, 19483, 22791, 22852, 22867, 25502, 27403 of Village Pune City (Munjeri-Bibvewadi) and Mutation Entry No.2138 and 2171 of Peth Munjeri.
- vi) Copy of Order dated 26/02/1993 passed U/s. 8 (4) of The Urban Land (Ceiling and Regulation) Act, 1976 in ULC Case No.874-KE-4506, 875-KE-4507, 876-KE-4708, 877-KE-4709, 878-KE-4710, 880-KE-4821, 881-KE-9535, 882-KE-9534, 883-KE-4822 by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune.
- vii) Copy of Order dated 31/03/1993 passed under Section 20 of The Urban Land (Ceiling and Regulation) Act, 1976 in ULC Case bearing No. ULC/WSHS-20/B-1074+1079+1130+1076+1080/D-3/93 by Deputy Collector and Competent Authority-II Urban Land (Ceiling and Regulation) Pune and Ex Officio under Secretary to Government in Housing Special Assistant Department.

viii) Copy of Corrigendum Order dated 17/06/93 passed under Section 8 (4) of The Urban Land (Ceiling and Regulation) Act, 1976 by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune.

ix) Copy of Corrigendum Order dated 08/07/1993 passed under Section 20 of The Urban Land (Ceiling and Regulation) Act, 1976 in ULC Case bearing No. ULC/WSHS-20/B-1074+1079+1130+1076+1080/D-3/93 by Additional Collector and Competent Authority Pune Urban Agglomeration Pune and Ex Officio and Deputy Secretary to Government in Housing Special Assistant Department.

x) Copy of Corrigendum Order dated 20/08/94 passed under Section 8 (4) of The Urban Land (Ceiling and Regulation) Act, 1976 by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune.

xi) Copy of Corrigendum Order dated 07/09/1994 passed under Section 20 of The Urban Land (Ceiling and Regulation) Act, 1976 in ULC Case bearing No. ULC/WSHS-20/B-1074+1079+1130+1076+1080/D-3/93 by Additional Collector and Competent Authority Pune Urban Agglomeration Pune and Ex Officio and Deputy Secretary to Government in Housing Special Assistant Department.

xii) Copy of the sanctioned layout plan bearing No.DPO/3267/II/444 dated 28/01/1994 with respect to Survey No.572/A, 572/B and 572/C from Pune Municipal Corporation, Pune.

xiii) Copy of building layout of Survey No.572B out of Survey No.571/1 +572 Hissa B bearing No. DPO/6050/II/509 dated 30/11/1994 issued by the Pune Municipal Corporation, Pune.

xiv) Copy of Order bearing No. PRN/NA/SR/13/III/95 dated 21/02/1995 with respect to area admeasuring 18169.67 Sq. Mtrs. out of the land bearing Survey No.571/1+572 Hissa No.B passed by the District Collectorate, Pune.

xv) Copy of Order dated 09/07/1999 passed by Shri. Raj K. Purohit, the State Minister Housing, State of Maharashtra in revision application U/s. 34 of The Urban (Ceiling and Regulation) Act, 1976.

xvi) Copy of layout plan bearing No.DPO/896/II/945 dated 17/05/2001 approved by the Pune Municipal Corporation, Pune.

xvii) Copy of Deed of Gift dated 24/05/2005 registered in the office of Sub Registrar Haveli No.2 at Serial No.2468/2005.

- xviii) Copy of Deed of Release dated 20/06/2012 registered in the office of Sub Registrar Haveli No.2 at Serial No.5401/2012.
- xix) Copy of Deed of Release dated 20/06/2012 registered in the office of Sub Registrar Haveli No.2 at Serial No.5675/2012.
- xx) Copy of Deed of Release dated 04/03/2004 registered in the office of Sub Registrar Haveli No.10 at Serial No.1456/2004.
- xxi) Copy of Deed of Partition dated 29/12/2020 registered in the office of Sub Registrar Haveli No.21 at Serial No.14655/2020.
- xxii) Copy of Deed of Conveyance dated 29/12/2020 registered in the office of Sub Registrar Haveli No.21 at Serial No.14656/2020.
- xxiii) Copy of Zone Certificate bearing No.DPO/ZC2021221212431811 dated 23/12/2020 issued Junior Engineer, Construction and Development Department, Pune Municipal Corporation, Pune.
- xxiv) Copy of Demarcation Certificate bearing No.2140/2018 dated 12/06/2018 issued by City Survey Office (2), Pune.




Abhijit Dixit.
Advocate.

"Annexure B"

Flow of title of the said Property.

- A. All that piece and parcel of the land bearing Survey No.571 admeasuring 14 Acre 09 Gunthe, PLUS Potkharaba 00 Hectare 33 Are thus total admeasuring 15 Acre 02 Gunthe Assessed at 05 Rupees 15 Aane and Survey No.572 admeasuring 14 Acre 26 Gunthe PLUS Potkharaba 01 Acre 29 Gunthe thus total admeasurng 16 Acre 15 Gunthe, Assessed at 04 Rupees 07 Aane situate at Pune City (Munjeri-Bibwewadi), Taluka Pune City, District Pune was owned by Shri. DhondibaGanpatraoKenjale.
- B. Mutation Entry No.2770 Pune City (Munjeri-Bibwewadi) shows that, the said Shri. DhondibaGanpatraoKenjale expired on 21/12/1937 leaving behind him a minor son namely Master Vishnu DhondibaKenjale, two nephews namely 1) Shri. Laxman KondibaKenjale and 2) Shri. Haribhau Ramchandra Kenjale as his legal heirs. Out of the aforesaid legal heirs, name of Shri. Haribhau Ramchandra Kenjale (Manager of Joint Hindu Family) was mutated in revenue record as owner and possessor of the properties bearing Survey No.571, 572 Pune City (Munjeri-Bibwewadi).
- C. Mutation Entry No.5820 Pune City (Munjeri-Bibwewadi) shows that, in pursuance of the application given by Shri. N. B. Sathe, Order bearing No.JWS/1427 dated 12/06/1959 was passed by the Mamledar Saheb Taluka Pune City and thereby Shri. N. B. Sathe was appointed as receiver of Shri. Haribhau Ramchandra Kenjale and accordingly name of the aforesaid receiver was mutated in revenue record of Survey No.571, 572 Pune City (Munjeri-Bibwewadi) by deleting name of Shri. Haribhau Ramchandra Kenjale.
- D. Mutation Entry No.7949 Pune City (Munjeri-Bibwewadi) shows that, Shri. Haribhau Ramchandra Kenjale expired on 31/08/1962 leaving behind him two cousins namely Shri. Laxman KondibaKenjale having 05 Aane 04 Pai share, Shri. Vishnu DhondibaKenjale having 05 Aane 04 Pai share and two sons namely 1) Shri. Prabhakar HaribhauKenjale and 2) Shri. Suresh HaribhauKenjale collectively having 05 Aane 04 Pai share as his legal heirs and names of the aforesaid heirs were mutated in revenue record of Survey No.571, 572 Pune City (Munjeri-Bibwewadi) as owners and possessors thereof by deleting name of the deceased.
- E. Mutation Entry No.10455 Pune City (Munjeri-Bibwewadi) shows that, Shri. Laxman KondibaKenjale expired on 08/08/1970 leaving behind him a son namely Shri. Vasantrao Laxmanrao Kenjale as his legal heir and accordingly name of the aforesaid heir was mutated in revenue record of Survey No.571, 572 Pune City (Munjeri-Bibwewadi) as owner and possessor thereof with respect to the share of the deceased by deleting name of the deceased.
- F. In pursuance of implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, Aakarbandalongwith Hissa Form No.12 issued by Special District Inspector Land Record, Mutation Entry No.10490 Pune City (Munjeri-

Bibwewadi) was certified and thereby Area and Aakar of all lands in Pune City (Munjeri-Bibwewadi) were converted into Hectares and Rupees. In pursuance of the aforesaid Mutation Entry area and aakar of Survey No.571 admeasuring 15 Acre 02 Gunthe, Assessed at 05 Rupees 15 Aane was converted as Survey No.571 admeasuring 06 Hectare 09 Are, Assessed at Rs.05.94 Paise, area and aakar of Survey No. 572 admeasuring 16 Acres 15 Gunthe, Assessed at 04 Rupees 07 Aane was converted as Survey No.572 admeasuring 06 Hectare 63 Ares, Assessed at Rs.04.44 Paise and effect of the same was given in revenue record.

- G. Mutation Entry No.10497 Pune City (Munjeri-Bibwewadi) shows that, Shri. Prabhakar HaribhauKenjale expired on 17/07/1967 leaving behind him wife Smt. Minabai/Meenabai Prabhakar Kenjale, two minor sons namely 1) Master Milind Prabhakar Kenjale and 2) Master Vinit Prabhakar Kenjale as his legal heirs and accordingly names of the aforesaid heirs were mutated in revenue record of Survey No.571, 572 Pune City (Munjeri-Bibwewadi) as owners and possessors thereof with respect to the share of the deceased by deleting name of the deceased.
- H. Mutation Entry No.10715 Pune City (Munjeri-Bibwewadi) shows that, Shri. Vishnu DhondibaKenjale and other four submitted an application interalia stating that, the properties bearing Survey No.571, 572 Pune City (Munjeri-Bibwewadi) belongs to them and the same are uncultivated since last ten to twelve years however name of "GowardhanDiary Farm" is shown in the vahivatdar column of the aforesaid properties. An inquiry was conducted in pursuance of the aforesaid application and by Order dated 17/11/1987 passed by the Residential Nayab Tahsildar, Pune City in Hakka Nond Case No.82/1986 andas per the remark of the Circle Officer, Pune City vahivat of "GowardhanDiary Farm" was deleted and vahivat of applicants were mutated.
- I. Mutation Entry No.12010 Pune City (Munjeri-Bibwewadi) shows that, Shri. Vasantrao Laxmanrao Kenjalepartitioned his 05 Aane 04 Pai share in the properties bearing Survey No.571, 572 Pune City (Munjeri-Bibwewadi) among himself, his wife and four sons. As per the said partition 01 Aane share was given to Shri. Vasantrao Laxmanrao Kenjale, 01 Aane 01 Pai share was given to Sau. Nalini VasantraoKenjale, 01 Aane 01 Pai share was given to Master Kishor VasantraoKenjale through his father and legal guardian Shri. Vasantrao Laxmanrao Kenjale, 01 Aane 01 Pai share was given to Master Kiran VasantraoKenjale through his father and legal guardian Shri. Vasantrao Laxmanrao Kenjale and 01 Aane 01 Pai share was given to Master KuberVasantraoKenjale through his father and legal guardian Shri. Vasantrao Laxmanrao Kenjale and effect of the same was given in revenue record accordingly.
- J. Mutation Entry No.14186 Pune City (Munjeri-Bibwewadi) shows that, Shri. Vasantrao Laxmanrao Kenjale expired on 16/09/1974 leaving behind him wife Smt. NalinibaiVasantraoKenjale, three sons namely 1) Shri. Kishor VasantraoKenjale, 2) Master Kiran VasantraoKenjale through mother and legal guardian Smt.

NalinibaiVasantraoKenjale and 3) Master KuberVasantraoKenjale through mother and legal guardian Smt. NalinibaiVasantraoKenjale. As names of aforesaid heirs were already mutated in revenue record, their shares were changed as 01 Aane 04 Pai instead of 01 Aane 01 Pai and name of the deceased was deleted.

K. Mutation Entry No.14668 Pune City (Munjeri-Bibvewadi) shows that, as per the application and statement given by Shri. VishnushethDhondibaKenjale his 05 Aane 04 Pai share in the properties bearing Survey No.571, 572 Pune City (Munjeri-Bibvewadi) was divided among himself and his four sons. As per the said division 01 Aane share was given to Shri. VishnushethDhondibaKenjale, 01 Aane 01 Pai share was given to Shri. Ramesh VishnushethKenjale, 01 Aane 01 Pai share was given to Shri. Dipak VishnushethKenjale, 01 Aane 01 Pai share was given to Shri. Satish VishnushethKenjale and 01 Aane 01 Pai share was given to Shri. Nitin VishnushethKenjale and effect of the same was given in revenue record accordingly.

L. Mutation Entry No.15095 Pune City (Munjeri-Bibvewadi) shows that, Shri. VishnushethDhondibaKenjale expired on 11/04/1982 leaving behind him wife Smt. Shakuntala VishnushethKenjale, four sons namely 1) Shri. Ramesh VishnushethKenjale, 2) Shri. Dipak VishnushethKenjale, 3) Shri. Satish VishnushethKenjale, 4) Shri. Nitin VishnushethKenjale, two married daughters namely Sau. Savita Madhukar Kamod and Sau. Shaila Dilip Tilekar as his legal heirs. Out of the aforesaid heirs, the married daughters had given statement that, their names should not be mutated in revenue record and as names of the aforesaid four sons and wife of the deceased were mutated for 01 Aane share of the deceased by deleting name of the deceased.

M. As per the application given by Shri. Suresh HaribhauKenjale and affidavit executed by Shri. N. B. Sathe, name of Shri. N. B. Sathe as receiver standing in revenue record of Survey No.571, 572 Pune City (Munjeri-Bibvewadi) was deleted vide Mutation Entry No.15699 Pune City (Munjeri-Bibvewadi). It is also clarified in this mutation entry that, previously Mutation Entry No.15524 Pune City (Munjeri-Bibvewadi) was taken in revenue record but the same was not certified.

N. As per the Award bearing No.2/1989/90 dated 08/11/1989 passed by the Special Land Acquisition Officer No.14, Pune, area admeasuring 02 Hectare 32.20 Are out of the land bearing Survey No.571 admeasuring 06 Hectare 09 Are Pune City (Munjeri-Bibvewadi) was acquired for Agriculture Produce Market Committee, Gultekdi and possession thereof was given to Shri. B. B. Boob, Secretary of Agriculture Produce Market Committee, Gultekdi on 01/12/1989. In pursuance the aforesaid acquisition the land bearing Survey No.571 was divided in two hissas. The acquired portion admeasuring 02 Hectare 32.20 Are was assigned Survey No.571/2 and name of Agriculture Produce Market Committee was mutated as owner and possessor thereof and the remaining portion admeasuring 03 Hectare 76.80 Are was assigned Survey No.571/1 and names

of the original owners were mutated as owners and possessors thereof. The effect of the aforesaid acquisition and division was given in revenue record vide Mutation Entry No.16900 Pune City (Munjeri-Bibvewadi) read with the Order/Letter bearing Kra/TaSaBha/Vashi/039/90 dated 20/01/1990 passed by Tahsildar Pune City, Pune.

O. As per the Order dated 26/02/1993 passed U/s. 8 (4) of The Urban Land (Ceiling and Regulation) Act, 1976 in ULC Case No.874-KE-4506, 875-KE-4507, 876-KE-4708, 877-KE-4709, 878-KE-4710, 880-KE-4821, 881-KE-9535, 882-KE-9534, 883-KE-4822 by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune an area admeasuring 15000 Sq. Mtrs. was held to be allowable holding and area admeasuring 79,809 Sq. Mtrs. was held to be as surplus land. Out of the said surplus holding an area admeasuring 16900 Sq. Mtrs. out of land bearing Survey No.572 Pune City (Munjeri-Bibvewadi) was reserved for school. As per the revised plan the area admeasuring 01 Hectare 69 Are reserved for school was shown in Survey No. 571/1 Pune City (Munjeri-Bibvewadi) and names of the owners were mutated for remaining area admeasuring 02 Hectare 07.80 Are. Thereafter the portion admeasuring 02 Hectare 07.80 Are out of Survey No.571/1 Pune City (Munjeri-Bibvewadi) and the land bearing Survey No.572 admeasuring 06 Hectare 63 Are Pune City (Munjeri-Bibvewadi) were amalgamated and subjected to the provisions of Section 20 of The Urban Land (Ceiling and Regulation) Act, 1976 and the schemes with respect to the aforesaid portions were sanctioned as per the Order dated 31/03/1993 passed U/s. 20 (1) of the aforesaid Act in ULC Case bearing No. ULC/WSHS-20/B-1074+1079+1130+1076+1080/D-3/93. Thereafter Shri. Suresh Haribhau Kenjale, Smt. Shakuntalabai Vishnusheth Kenjale and Smt. Nalinibai Vasantrao Kenjale submitted an application for division of the aforesaid total land admeasuring 08 Hectare 70.80 Are and accordingly as per the Order bearing No.TSH/823/93 dated 27/05/1993 passed by the Tahsildar Pune City the said portion/total land was divided in three hissas by opening new 7/12 Extrats in revenue record as mentioned below vide Mutation Entry No.19483 Pune City (Munjeri-Bibvewadi).

Survey No.	Area	Names of Owners
571/1+572 A	29026 Sq. Mtrs. (4000 Sq.Mtrs. Free Unit + 4090 Sq.Mtrs. DP Road+20936 Sq. Mtrs. Surplus Area)	1) Smt. Nalini Vasant Kenjale, 2) Shri. Kishor Vasant Kenjale, 3) Shri. Kiran Vasant Kenjale, 4) Shri. Kuber Vasant Kenjale,
571/1+572 B	29027 Sq. Mtrs. (6000 Sq.Mtrs. Free Unit + 4090 Sq.Mtrs. DP Road+18937 Sq. Mtrs. Surplus Area)	1) Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale,

571/1+572 C	29027 Sq. Mtrs. (6000 Sq.Mtrs. Free Unit + 4090 Sq.Mtrs. DP Road+18937 Sq. Mtrs. Surplus Area)	6) Sau. Shaila Dilip Tilekar 1) Shri. Suresh Haribhau Kenjale, 2) Shri. Kailas Suresh Kenjale, 3) Shri. Pushkraj Suresh Kenjale, 4) Smt. Mina/Meena Prabhakar Kenjale, 5) Shri. Milind Prabhakar Kenjale, 6) Shri. Vinit Prabhakar Kenjale
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P. Thereafter an application was filed to grant ceiling units to two daughters of Late Vishnu Dhondiba Kenjale however the applicants could produce the birth certificate of Sau. Shaila Dilip Tilekar only and failed to produce evidence in respect of Sau. Savita Madhukar Kamod. Considering the produced evidence one ceiling unit was allowed to Sau. Shaila Dilip Tilekar and corrigendum Order dated 17/06/1993 was passed to that effect by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune. In view of the aforesaid Corringendum Order 17/06/1993, the Order dated 31/03/1993 was modified vide Order dated 08/07/1993 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration and Ex. Officio and Deputy Secretary to Government in Housing and Special Assistant Department. As the area admeasuring 37100 Sq. Mtrs. out of Survey No.571 Village Pune City (Munjeri-Bibwewadi) was acquired under the provisions of Land Acquisition Act and possession of the same was handed over to Agricultural Produce Market Committee, an application was preferred for exclusion of the said acquired area from surplus holding and accordingly Corrigendum Order dated 20/08/1994 was passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune and the said area was excluded from the surplus holding. In view of the aforesaid Corrigendum Order dated 20/08/1994 the Order dated 08/07/1993 was modified vide Order dated 07/09/1994 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration and Ex. Officio and Deputy Secretary to Government in Housing and Special Assistant Department.

Q. The said 1.Smt. Shakuntala Vishnu Kenjale, 2. Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale and 6) Sau. Shaila Dilip Tilekar obtained sanction to the Sub Division of Survey No.572 (old) out of Survey No.571/1+572/A/B/C to the plan bearing No.DPO/3267/II/444 dated 28/01/1994 from Pune Municipal Corporation, Pune and thereafter obtained sanction to building plan with respect to Survey No.572/B out of Survey No.571/1+572/B vide DPO/6050/II/509 dated 30/11/1994 from Pune Municipal Corporation, Pune and thereafter obtained Non Agricultural permission from the District Collectorate, Pune vide Order bearing No. PRN/NA/SR/13/III/95 dated 21/02/1995 with respect to area admeasuring 18169.67 Sq. Mtrs. out of the land bearing Survey No.571/1+572 Hissa No.B.

R. The said Smt. Shakuntala Vishnu Kenjale and other 5 had preferred a revision application U/s. 34 of The Urban (Ceiling and Regulation) Act, 1976 against the Order passed U/s. 20 (1) of the aforesaid Act before Shri. Raj K. Purohit, the State Minister Housing, State of Maharashtra. As per the Order dated 09/07/1999 passed in the said revision application, it was held that, there is no surplus land in Survey No.572 Hissa No.B therefore the Schemes as per ULC Case bearing No. ULC/WSHS-20/B-1074+1079+1130+1076+1080/D-3/93 Bibwadi dated 07/09/1994 are cancelled. In view of the aforesaid Order and newly sanctioned layout plan bearing No.DPO/896/II/945 dated 17/05/2001, an application was preferred for deletion of reference of surplus land and for opening of new 7/12 Extracts as per the newly sanctioned Layout bearing No.DPO/896/II/945 dated 17/05/2001 with respect to the plots shown the layout in Survey No.572/B. In pursuance of the said application an inquiry was held before Tahsildar Pune City and new 7/12 Extracts were opened in revenue record as mentioned below vide Mutation Entry No.22791 Pune City (Munjeri-Bibwadi).

Survey No.	Area	Names of Owners
571/1	6767 Sq. Mtrs. Surplus + 160 Sq.Mtrs. DP Road thus total admeasuring 6927 Sq. Mtrs.	1) Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.4	1180 Sq.Mtrs.	1) Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.5	1000 Sq. Mtrs.	1) Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.6	1000 Sq. Mtrs.	1) Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale,

		3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.7/1 (Open Space)	1170 Sq. Mtrs.	1)Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.7/2 (Open Space)	650 Sq. Mtrs.	1)Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.8 (Amenity Space)	1820 Sq. Mtrs.	1)Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.9	11346.36 Sq. Mtrs.	1)Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar
572B Plot No.10 (DP Road)	3932.83 Sq. Mtrs.	1)Smt. Shakuntala Vishnu Kenjale, 2) Shri. Ramesh Vishnu Kenjale, 3) Shri. Dipak Vishnu Kenjale, 4) Shri. Satish Vishnu Kenjale, 5) Shri. Nitin Vishnu Kenjale, 6) Sau. Shaila Dilip Tilekar

Total Area	22100 Sq. Mtrs.
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S. Sau. Shaila Dilip Tilekar filed an application and given her statement that her name from all the properties enumerated in Para R-Table except Survey No.572B Plot No.6 admeasuring 1000 Sq. Mtrs. shall be deleted. In pursuance of the said application an inquiry was held before Tahsildar Pune City and as per the Order bearing No.HaNo/Vashi/5/05 dated 04/05/2005, name of the said Sau. Shaila Dilip Tilekar was deleted with respect to all the properties mentioned in Para-R Table except the property bearing Survey No.572B Plot No.6 admeasuring 1000 Sq. Mtrs. vide Mutation Entry No.22852 Pune City (Munjeri-Bibwewadi).

T. By Deed of Gift dated 24/05/2005 Sau. Shaila Dilip Tilekar gifted, transferred the property bearing Survey No.572B Plot No.6 admeasuring 1000 Sq. Mtrs. alongwith plinth thereon admeasuring 74.86 Sq. Mtrs. to and in favour of his brothers namely 1. Shri. Ramesh VishnushethKenjale, 2. Shri. Dipak VishnushethKenjale, 3. Shri. Satish VishnushethKenjale and 4. Shri. Nitin VishnushethKenjale. The said Deed of Gift is registered in the office of Sub Registrar Haveli No.2 at Serial No.2468/2005 and accordingly name of the aforesaid donor was deleted from revenue record vide Mutation Entry No. 22867 Pune City (Munjeri-Bibwewadi).

U. Mutation Entry No.25502 Pune City (Munjeri-Bibwewadi) shows that, Smt. Shakuntala VishnushethKenjale expired on 06/05/2012 leaving behind her four sons namely 1) Shri. Ramesh VishnushethKenjale, 2) Shri. Dipak VishnushethKenjale, 3) Shri. Satish VishnushethKenjale, 4) Shri. Nitin VishnushethKenjale, two married daughters namely Sau. Savita Madhukar Kamod and Sau.Shaila Dilip Tilekar as her legal heirs and out of the aforesaid heirs names of sons were mutated as owners and possessors in revenue record of the properties bearing Survey No. 571/1, 572B Plot No.4, 572B Plot No.5, 572B Plot No.6, 572B Plot No.7/1, 572B Plot No.7/2, 572B Plot No.8, 572B Plot No.9 and 572B Plot No.10.

V. By Deed of Release dated 20/06/2012 Sau. Savita MadhukaraoKamod released all her right, title, interest, ownership, possession in the properties bearing Survey No. 571/1, 572B Plot No.4, 572B Plot No.5, 572B Plot No.6, 572B Plot No.7/1, 572B Plot No.7/2, 572B Plot No.8, 572B Plot No.9 and 572B Plot No.10 having corresponding CTS No.1954 Munjri (Bibwewadi) to and in favour of her brothers namely 1) Shri. Ramesh VishnushethKenjale, 2) Shri. Dipak VishnushethKenjale, 3) Shri. Satish VishnushethKenjale, 4) Shri. Nitin VishnushethKenjale. The said Deed of Release dated 20/06/2012 is registered in the office of Sub Registrar Haveli No.2 at Serial No.5401/2012.

W. By Deed of Release dated 20/06/2012 Sau. Shaila Dilip Tilekar released all her right, title, interest, ownership, possession in the properties bearing Survey No. 571/1, 572B Plot No.4, 572B Plot No.5, 572B Plot No.6, 572B Plot No.7/1, 572B Plot No.7/2, 572B Plot No.8, 572B Plot No.9 and 572B Plot No.10 having corresponding CTS No.1954 Munjri-Bibwewadi to and in favour of her brothers namely 1) Shri. Ramesh VishnushethKenjale, 2) Shri. Dipak VishnushethKenjale, 3) Shri. Satish VishnushethKenjale, 4) Shri. Nitin VishnushethKenjale. The said Deed of Release dated 20/06/2012 is registered in the office of Sub Registrar Haveli No.2 at Serial No.5675/2012.

X. By Deed of Release dated 04/03/2004 Sau. Sarika RushikeshKamat (prior to marriage Sarika Ramesh Kenjale) released all her right, title, interest, ownership, possession in the property bearing Survey No.571/1+572 Hissa B, having corresponding CTS No.1954 Munjri (Bibwewadi) to and in favour of 1) Shri. Ramesh VishnushethKenjale, 2) Sau. Nilima Ramesh Kenjale, 3) Shri. Sagar Ramesh Kenjale and 4) Shri. Sarang Ramesh Kenjale. The

said Deed of Release dated 04/03/2004 is registered in the office of Sub Registrar Haveli No.10 at Serial No.1456/2004.

Y. As per the Order bearing No.Ja.Kra.712/18, Kra. Na.Bhu./DuheriNond Band/PaBhu6/Gultekdi, Munjeri-Bibvewadi/18 dated 07/06/2018 passed by the City Survey Officer No.2, Pune City alongwith Letter bearing No. Hakknondani/Kavi/715/18 dated 08/06/2018 issued by Tahsildar Pune City, maintaining of double record of rights in the form of 7/12 Extracts and Property Card Extracts with respect to the properties within the limits of Pune Municipal Corporation Pune was closed therefore the authority stopped to maintain 7/12 Extracts of Survey No.571, 572 Pune City (Munjeri-Bibvewadi) and effect of the same was given in revenue record vide Mutation Entry No.27403 Pune City (Munjeri-Bibvewadi).

Z. Mutation Entry No.2138 Peth Munjeri (Bibvewadi) shows that, 1) Survey No.572B Plot No.4 admeasuring 1180 Sq. Mtrs. Pune City (Munjeri-Bibvewadi) was assigned corresponding City Survey No.1954/9 admeasuring 1180 Sq. Mtrs. Peth Munjeri (Bibvewadi), 2) Survey No.572B Plot No.5 admeasuring 1000 Sq. Mtrs. Pune City (Munjeri-Bibvewadi) was assigned corresponding City Survey No.1954/10 admeasuring 1000 Sq. Mtrs. Peth Munjeri (Bibvewadi) and 3) Survey No.572B Plot No.6 admeasuring 1000 Sq. Mtrs. Pune City (Munjeri-Bibvewadi) was assigned corresponding City Survey No.1954/11 admeasuring 1000 Sq. Mtrs. Peth Munjeri (Bibvewadi) by opening new property card extracts and names of 1) Shri. Ramesh Vishnu Kenjale, 2) Shri. Dipak Vishnu Kenjale, 3) Shri. Satish Vishnu Kenjale and 4) Shri. Nitin Vishnu Kenjale are mutated as holders thereof.

AA. Mutation Entry No.2171 Peth Munjeri (Bibvewadi) shows that, Shri. Dipak Vishnu Kenjale expired on 12/11/2018 leaving behind him wife Smt. Suchitra Dipak Kenjale, a son Shri. Abhijit Dipak Kenjale and a married daughter Sau.Pooja Swapnil Umrani as his legal heirs and accordingly names of the aforesaid heirs are mutated as holders in city survey record of the said property with respect to share of the deceased by deleting name of the deceased.

BB. By Deed of Partition dated 29/12/2020 which is registered in the office of Sub Registrar Haveli No.21 at Serial No.14655/2020, Shri. Ramesh Vishnu Kenjale and others partitioned the said property. The share of each holder/owner received as per the said partition is more particularly shown in the below table. Effect of the said partition is yet to be given in city survey record.

1. Shri. Ramesh Vishnu Kenjale	1. Area admeasuring 73.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
2. Sau.Nilima Ramesh Kenjale	1. Area admeasuring 73.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6)

	admeasuring 1000 Sq. Mtrs.
3. Shri. Sagar Ramesh Kenjale	<p>1. Area admeasuring 36.88 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs.</p> <p>2. Area admeasuring 31.25 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs.</p> <p>3. Area admeasuring 31.25 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.</p>
4. Sau. Reshma Sagar Kenjale	<p>1. Area admeasuring 36.87 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs.</p> <p>2. Area admeasuring 31.25 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs.</p> <p>3. Area admeasuring 31.25 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.</p>
5. Shri. Sarang Ramesh Kenjale	<p>1. Area admeasuring 73.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs.</p> <p>2. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs.</p> <p>3. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.</p>
6. Smt. Suchitra Dipak Kenjale	<p>1. Area admeasuring 103.25 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs.</p> <p>2. Area admeasuring 87.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs.</p> <p>3. Area admeasuring 87.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.</p>
7. Shri. Abhijit Dipak Kenjale	<p>1. Area admeasuring 103.25 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs.</p> <p>2. Area admeasuring 87.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs.</p> <p>3. Area admeasuring 87.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.</p>
8. Sau. Vandita Abhijit Kenjale	<p>1. Area admeasuring 44.25 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs.</p> <p>2. Area admeasuring 37.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs.</p>

	3. Area admeasuring 37.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
9. Sau. Pooja Swapnil Umrani	1. Area admeasuring 44.25 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 37.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 37.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
10. Shri. Satish Vishnu Kenjale	1. Area admeasuring 73.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
11. Sau. Sunita Satish Kenjale	1. Area admeasuring 73.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
12. Shri. Gaurav Satish Kenjale	1. Area admeasuring 73.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 62.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
13. Sau. Nishigandha Gaurav Kenjale	1. Area admeasuring 59.00 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 50.00 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 50.00 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
14. Sau. Komal Akshay Ranpise	1. Area admeasuring 14.75 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 12.50 Sq. Mtrs. in CTS

	No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 12.50 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
15. Shri. Nitin Vishnu Kenjale	1. Area admeasuring 64.90 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 55.00 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 55.00 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
16. Sau. Madhuri Nitin Kenjale	1. Area admeasuring 76.70 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 65.00 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 65.00 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
17. Shri. Vikrant Nitin Kenjale	1. Area admeasuring 76.70 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 65.00 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 65.00 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.
18. Shri. Vipul Nitin Kenjale	1. Area admeasuring 76.70 Sq. Mtrs. in CTS No.1954/9 (Old Survey No.572B Plot No.4) admeasuring 1180 Sq. Mtrs. 2. Area admeasuring 65.00 Sq. Mtrs. in CTS No.1954/10 (Old Survey No.572B Plot No.5) admeasuring 1000 Sq. Mtrs. 3. Area admeasuring 65.00 Sq. Mtrs. in CTS No.1954/11 (Old Survey No.572B Plot No.6) admeasuring 1000 Sq. Mtrs.

CC. By Deed of Conveyance dated 29/12/2020 1. Shri. Ramesh Vishnu Kenjale, 2. Sau. Nilima Ramesh Kenjale, 3. Shri. Sagar Ramesh Kenjale, 4. Sau. Reshma Sagar Kenjale, 5. Shri. Sarang Ramesh Kenjale, 6. Smt. Suchitra Dipak Kenjale, 7. Shri. Abhijit Dipak Kenjale, 8. Sau. Vandita Abhijit Kenjale, 9. Sau. Pooja Swapnil Umrani, 10. Shri. Satish Vishnu Kenjale, 11. Sau. Sunita Satish Kenjale, 12. Shri. Gaurav Satish Kenjale, 13. Sau. Nishigandha Gaurav Kenjale, 14. Sau. Komal Akshay Ranpise, 15. Shri. Nitin Vishnu Kenjale, 16. Sau. Madhuri Nitin Kenjale, 17. Shri.

Vikrant Nitin Kenjale and 18. Shri. Vipul Nitin Kenjale transferred, sold the said property to and in favour of M/s. Siddhashila Promoters and Builders LLP. The said Deed of Conveyance is registered in the office of Sub Registrar Haveli No.21 at Serial No.14656/2020. Effect of the said Deed of Conveyance is yet to be given city survey record.

Search of Index 2 Registers in respect of the said Property :

I have conducted a Search in respect of the said Property on the official website of IGR in the 27 registration offices in Haveli vide Search Receipt bearing no. MH008604920202122P and I have found following entries.

- i. Copy of Deed of Gift dated 24/05/2005 registered in the office of Sub Registrar Haveli No.2 at Serial No.2468/2005.
- ii. Copy of Deed of Release dated 20/06/2012 registered in the office of Sub Registrar Haveli No.2 at Serial No.5401/2012.
- iii. Copy of Deed of Release dated 20/06/2012 registered in the office of Sub Registrar Haveli No.2 at Serial No.5675/2012.
- iv. Copy of Deed of Release dated 04/03/2004 registered in the office of Sub Registrar Haveli No.10 at Serial No.1456/2004.
- v. Copy of Deed of Partition dated 29/12/2020 registered in the office of Sub Registrar Haveli No.21 at Serial No.14655/2020.
- vi. Copy of Deed of Conveyance dated 29/12/2020 registered in the office of Sub Registrar Haveli No.21 at Serial No.14656/2020.

Place: Pune

Abhijit A Dixit.

Date: 12/11/2021



*Abhijit
Dixit*
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH008604920202122P	BARCODE			Date	10/11/2021-18:44:52	Form ID
Department Inspector General Of Registration			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		ADV ABHIJIT DIXIT		
Location PUNE							
Year 2021-2022 One Time			Flat/Block No.				
Account Head Details					Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		ERANDWANE
					Town/City/District		
					PIN		4 1 1 0 3 8
			Remarks (If Any)				
			SEARCH FEE FOR CTS NO 1954 P PLOT NO 9-10-11 OF VILLAGE				
			PUNE CITY BIBWEWADI PUNE 1991 TO 2021				
			Amount In		Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-ODD Details			Bank CIN	Ref. No.	10000502021111002772	3739803742635	
Cheque/ODD No.			Bank Date	RBI Date	10/11/2021-18:47:13	Not Verified with RBI	
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9823685822

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
શાલાન ટેલ્ફોન પેરેટર નાથે નજીબ કારણસાથી લાગુ આએ. ઇન્સ્ટ્રેન્ચનાની રિઝિક્ટ નોંધણી ન કરાયાની દેખાણાની લાગુ નાલી.

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