



CHALLAN
MTR Form Number-6



GRN	MH000927314202425E	BARCODE					Date	20/04/2024-19:26:50	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	ADV SAVITA B AVAGHADE					
Location	PUNE									
Year	2024-2025 One Time			Flat/Block No.	S.NO. 59 HISSA NO. 2					
Account Head Details			Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE		750.00	Road/Street	00 H. 29 R					
				Area/Locality	PIMPLE SAUDAGAR PUNE					
				Town/City/District						
				PIN	4	1	1	0	2	7
				Remarks (If Any)	SEARCH REPORT FOR 30 YRS. i.e. 1994 TO 2024					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	02300042024042061234		241113575369		
Cheque/DD No.				Bank Date	RBI Date	20/04/2024-19:28:39		Not Verified with RBI		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
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 "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Mobile No. : 9850433275



ADV. SAVITA BAPU AVAGHADE

Office : Shop No. 50, A Wing, Laxmi Tara Market,
Dange Chowk, Thergaon, Pune 411 033.

Email: advsavita009@gmail.com

Mob. No. 98504 33275

FORMAT- A
(Circular No.: 28 / 2021)

To,
MAHA RERA

LEGAL TITLE REPORT

SUBJECT : Title clearance certificate with respect to land admeasuring about 00 H. 29 R of S. No. 59/2 of village Pimple Saudagar, Tal. Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

I have investigated the title of the said land plot on the request of **M/S. PARSHWA DEVELOPERS** for the period of 30 yrs. i.e. from 1994 to 2024.

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land at Survey No. 59 Hissa No. 2 totally admeasuring about 00 H 29 R, Village Pimple Saudagar, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which land is bounded as follows :

On or towards East	: By Common road of PCMC
On or towards South	: By S.no. 59/4 and S.no. 59/3 (Unique care Hospital)
On or towards West	: By Blue Woods Society projected by Yashada Group
On or towards North	: By Sai Ambiance, Sai Vision

Hereinafter called and referred as 'The Said Land' for sake of brevity.

DOCUMENTS OF ALLOTMENT OF PLOT:

1. 7/12 extract.
2. Mutation Entries.
3. Sale Deed bearing Reg. No. 8869/2024 dated 19/04/22024.
4. Search & Title Report issued by me dated 20/04/2024 for the period of 30 yrs. (yr.1994 to 2024) pertaining to the said land.



Savhade

2. On perusal of the above-mentioned documents and relaying upon the by me and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. PARSHWA DEVELOPERS** is clear, marketable and without any encumbrances.
3. **OWNERS OF THE LAND:**
The said land belonged to **M/S. PARSHWA DEVELOPERS**.
4. The report reflecting the flow of the title of the **M/S. PARSHWA DEVELOPERS i.e. Owner, Promoter & Developers** on the said land is enclosed herewith as annexure.

Pune.
Date : 20/04/2024



Savagade
SAVITA B. AVAGHADE
ADVOCATE

Encl.: Annexure- List of Doc.

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ANNEXURE LIST OF DOCUMENTS REFERRED FOR DECIDING TITLE

1. 7/12 extract.
2. All mutation Entries.
3. Development Agreement bearing Registration No. 382/2003 dated 18/01/2003.
4. Power of Attorney bearing Registration No. 383/2007 dated 18/01/2003.
5. Sale Deed bearing Registration No. 10191/2007 dated 06/12/2007.
6. Joint Venture for Development bearing Registration No. 8261/2010 dated 13/08/2010.
7. Deed of Easementary Right bearing Registration No.6221/2014 dated 02/09/2014.
8. N. A. order dated 20/11/2007.
9. Commencement Certificate No. B.P./Pimple Saudager /22/2012 dated 23/04/2012
10. Commencement Certificate No. B.P./Pimple Saudager /16/2024 dated 08/04/2024



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FORMAT- A FLOW OF THE TITLE OF THE SAID LAND

1. DOCUMENTS OF ALLOTMENT OF PLOT :

1. Sale Deed bearing Reg. No. 8869/2024 dated 19/04/2024.
 2. 7/12 extract.
 3. Mutation Entries.
 4. Search & Title Report issued by me dated 20/04/2024 for the period of 30 yrs. (yr.1994 to 2024) pertaining to the said land.
2. Any other relevant title.
 3. There is no legal encumbrances in respect of the said land.

Pune.

Date : 20/04/2024



SAVITA B. AVAGHADE
ADVOCATE