



CHALLAN
MTR Form Number-6



GRN MH003613415202223E	BARCODE	Date 19/06/2022-10:29:25	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 HV.2_HAVELI 2 JOINT SUB REGISTRAR	Location PUNE	Full Name	ADV GANESH TUKARAM SAWANT
Year 2022-2023 One Time	Account Head Details	Flat/Block No.	
	Amount in Rs.	Premises/Building	
	0030072201 SEARCH FEE	Road/Street	
	750.00	Area/Locality	
		Town/City/District	
		Pin	
		Remarks (If Any)	
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	00040572022061975355 IK0BSWNME3
Cheque/DD No.	Bank Date	RBI Date	19/06/2022-10:24:30 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. 9550824074
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 एवढे कारण "चलान ऑफ पेमेंट" असे नमुने कार्यालयसाठीच वापरू शकते. इतर कारणांसाठी किंवा भोवती न कार्यालय ठेकासाठी लागू नाही.



OFFICE : 'Laxmi' Sr. No. 68 / 3, Near Dattamandir, Dattanagar,
Kiwale, Pune – 412101 Cell No. 9850824074
Email ID : ganeshsawant24@gmail.com

Format -A
(circular No.28/2021)

To,
Maha Rera,
Pune.

LEGAL TITLE REPORT

Sub- Title Clearance Certificate with respect of S.No.80/2/3/4/1/1 (C.T.S No.2128) area admeasuring 00 H.64 Aar i.e. 6400 Sq.Mtr out of total area Admeasuring 00 H.81 Aar Assessed 5 Rupees 16 Paise which is situated at Village **Chinchwad** , Tal. Haveli , Dist. Pune

I have investigated the title of the said plot on the request of the Developer, **M/S. S.K INFRA** Office At S.No.80/2/3/4/1/1 (C.T.S No.2128) at Village **Chinchwad** , Tal. Haveli , Dist. Pune **Through its Proprietor, MR.KUNJUMON BABY R/at.Bungalow No.1, Dafodils, Shirgao Road,Near Birla Mandir, Somatane, Maval, Pune.410506** and following document,

1. Description of Property - All that piece and parcel of the land S.No.80/2/3/4/1/1 (C.T.S No.2128) area admeasuring 00 H.64 Aar i.e. 6400 Sq.Mtr out of Total area Admeasuring 00 H.81 Aar Assessed 5 Rupees 16 Paise which is situated at Village **Chinchwad** , Tal. Haveli , Dist. Pune and bounded as follows:

On or towards the East : By Comon Road
On or towards the South : By Privet Plot No 5A, 15A, and 24A
On or towards the West : By Property of C.T.S.No.2729
On or towards the North : By 34.5 Mtr Road

2.The Document of the Property –

- a) A Xerox copy of Mutation entry No.7983.
- b) A Xerox copy of Pimpri Chinchwad New Township Development Authority acquired the land adm area 01H.29.75 Aar out of the her share 03H.78 Aar as per order No.PCNA-302005/1045/pr.kr.118/05/Nave-22 dated 11/08/2006



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and the Pimpri Chinchwad New Township Development Authority name entered on 7/12 extract by the Mutation entry No.13530.

c) A Xerox copy of Sale Deed Registrar Haveli No.17 vide Document No.7804/2020 dated 24/10/2020 and Xerox copy of Mutation entry no.16650.

d) A Xerox copy of Sale Deed registered in the Office of Sub Registrar Haveli No.17 vide Document No.7798/2020 dated 24/10/2020 and mutation entry No.16649

e) A Xerox copy of Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.4479/2021 dated 10/03/2021 and the Mutation entry no.16814.

f) A Xerox copy of Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.4484/2021 dated 10/03/2021 and the Mutation entry no.16821.

g) A Xerox copy of Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.4482/2021 on dated 10/03/2021 and the Mutation entry no.16820

h) A Xerox copy of Development Agreement and Power of Attorney in the Office of Sub Registrar Haveli No.05 vide Document No.12177/2021, 12178.2021 dated 08/10/2021.

3. Search Report for 30 Years from 1992 to till today.

2. on Perusal of the above mentioned document and all other relevant document relating to title of the said property I am the Opinion that the title of Developer **M/S. S.K INFRA Through its Proprietor, / owner MR.KUNJUMON BABY** is clear, marketable and without any encumbrance
Owner of land-

Mr.Kunjumon Baby

Mrs.Shiny Kunjumon

Both R/at. **Bungalow No.1, Dafodils, Shirgao Road,Near Birla Mandir, Somatane, Maval, Pune.410506**

3. The report reflecting the flow of the title of the the developer **M/S. S.K INFRA Through its Proprietor, MR.KUNJUMON BABY** on the said land in enclosed as annexure.

Encl: Annexure

Date:

Advocate



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FLOW OF THE TITLE OF THE SAID LAND/PLOT

AND WHEREAS the S.No.80/2/3/4/1/1 adm area 03H.78b Aar is originally belonging to **Late Shri Shantaram Subbarao Kalbag**.

AND WHEREAS **Shri Shantaram Subbarao Kalbag** expired on dated 09/07/1993. He has executed registered Will on dated 14/09/1989.As on Registered Will Mrs.Sucheta Vishwanand Kulkarni's name entered on 7/12 extract by the Mutation entry No.7983 as owner.

AND WHEREAS Pimpri Chinchwad New Township Development Authority has acquired the land adm area 01H.29.75 Aar out of the her share 03H.78 Aar as per order No.PCNA-302005/1045/pr.kr.118/05/Nave-22 dated 11/08/2006 and the Pimpri Chinchwad New Township Development Authority name entered on 7/12 extract by the Mutation entry No.13530.

AND WHEREAS Mrs.Sucheta Vishwanand Kulkarni has executed a sale deed adm area 00H.11 Aar in favor of Shayani Kunjumon and the said Sale Deed registered in the Office of Sub Registrar Haveli No.17 vide Document No.7804/2020 on dated 24/10/2020 and her name entered on 7/12 Extract by the Mutation entry no.16650.

AND WHEREAS Mrs.Sucheta Vishwanand Kulkarni has executed a sale deed adm area 00H.19 Aar in favor of Kunjumon Baby and the said Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.7798/2020 on dated 24/10/2020 and his name entered on 7/12 Extract .

AND WHEREAS Mrs.Sucheta Vishwanand Kulkarni has executed a sale deed adm area 00H.16 Aar in favor of Kunjumon Baby and the said Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.4479/2021 on dated 10/03/2021



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and his name entered on 7/12 Extract by the Mutation entry no.16814.

AND WHEREAS Mrs.Sucheta Vishwanand Kulkarni has executed a sale deed adm area 00H.17.50 Aar in favor of Kunjumon Baby and the said Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.4484/2021 on dated 10/03/2021 and his name entered on 7/12 Extract by the Mutation entry no.16821.

AND WHEREAS Mrs.Sucheta Vishwanand Kulkarni has executed a sale deed adm area 00H.28.50 Aar in favor of Kunjumon Baby and the said Sale Deed registered in the Office of Sub Registrar Haveli No.14 vide Document No.4482/2021 on dated 10/03/2021 and his name entered on 7/12 Extract by the Mutation entry no.16820

AND WHEREAS Mrs.Shiny Munjumon has executed a Development Agreement and Power of Attorney adm area 00H.11 Aar in favor of M/s. S.K.Infra through its Pro. Kunjumon Baby and the said Development Agreement and Power of Attorney registered in the Office of Sub Registrar Haveli No.05 vide Document No.12177/2021, 12178.2021 on dated 08/10/2021.

AND WHEREAS a public notice has been published in Prabhat News Paper on dated 25/11/2021 and no one has taking any objection in oral and written format and I have given a no objection certificate on dated 14/12/2021.

AND WHEREAS the promoter has got approved from Pimpri Chinchwad Municipal Corporation the concerned Local Authority Plans, the specification elevations sections and details of the said building by sanction No.BP/Chinchwad/24/2022 dated 31/03/2022 and got N/A permission from Apar Tahsildar, Pimpri Chinchwad Tal/Haveli, Dist.Pune vide its order No.Jamin/NA/SR/316/2022 dated 05/05/2022.

ENCUMBRANCE:-



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I have caused the search of the records of the said property maintained at the office of sub-register Haveli Pune. For that purpose I have paid necessary charges to the office of Sub Registrar Haveli 2 vide GRN No. MH003613415202223E dated 19/06/2022. For the period of last 30 years i.e. from the year 1993 to till today. As per the record available for inspection from the said office of sub registrar no any encumbrance, charged or entry found upon the said property.

OPINION:-

It is certified that in opinion the above mentioned property is without any encumbrances /free from encumbrances and the land owner has a clean, clear and marketable title and Developer has right to develop the Property as per owner of land and Development Agreement.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land S.No.80/2/3/4/1/1 (C.T.S No.2128) area admeasuring 00 H.64 Aar i.e. 6400 Sq. Mtr out of Total area Admeasuring 00 H.81 Aar Assessed 5 Rupees 16 Paise which is situated at Village Chinchwad , Tal. Haveli , Dist. Pune and within the local limit of Pimpri Chinchwad Municipal Corporation, Tal. Haveli, Dist. Pune within the jurisdiction of Sub Registrar Haveli and bounded as follows:

On or towards the East : By Common Road
On or towards the South : By Privet Plot No 5A, 15A, and 24A
On or towards the West : By Property of C.T.S.No.2729
On or towards the North : By 34.5 Mtr Road

Pune.

Dated.....19/06/2022



Ganesh T. Sawant
Advocate.

GANESH T. SAWANT
Advocate & NOTARY
GOVT. of India
'Laxmi' Sr. No. 68/3, Datta Nagar,
Kiwale, Tal. Haveli,
Dist: Pune (Maharashtra)