



CHALLAN  
MTR Form Number-6



GRN	MH016097682202324E	BARCODE			Date	23/02/2024-11:03:46	Form ID			
Department	Inspector General Of Registration			Payer Details						
Search Fee	Other Items			TAX ID / TAN (If Any)						
Type of Payment				PAN No.(If Applicable)	AKKPA4415F					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	Adv Hemant Shivputra Aalurkar					
Location	PUNE			Flat/Block No.	278					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	Near Mother Terresa Garden					
0030072201	SEARCH FEE		750.00	Area/Locality	Dattawadi Pune					
				Town/City/District						
				PIN	4	1	1	0	3	0
				Remarks (If Any)	C.T.S. No. 2761/2 ( Old Survey No.242/b ) Yerwada, Pune					
				Amount In	SeVen Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024022312742	2855110206			
Cheque/DD No.				Bank Date	RBI Date	23/02/2024-11:06:30	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
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

Mobile No. : 8237003789

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



**HEMANT S. ALURKAR**

**B.A. LL.B. ADVOCATE**

Mob No.9850 986040

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Off: - 71, Dattawadi,  
Pune 411030.

Res. 278, Dattawadi,  
Pune 411030.

Date: 23/02/2024.

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

**To,  
MahaRERA**

**SUB :-** **Title clearance certificate** with respect to the land admeasuring about 6438.11 Sq. Meters out of S. No. 242 P, C.T.S. No. 2761/2 situated at Yerwada, Taluka Pune City, District Pune (herein after referred as the 'Said Land').

I have investigated the title of the said land referred herein above on the request of Mr. Nitin Madhukar Rathi on the basis of following documents i.e.:-

**1. Description of Property:-**

- 1)** All that piece and parcel of land admeasuring about 6438.11Sq.Meters carved out of the land bearing S. No. 242 P, C.T.S. No. 2761/2 totally admeasuring about 8903.11Sq. Meters lying, being and situated at Village/Peth Yerwada, Taluka Pune City, District Pune and within limits of Pune Municipal Corporation and situated within the jurisdiction of Sub-Registrar Haveli Dist. Pune and the same is bounded as under:-

On or towards the East :	By 12 Meter Wide access Road CTS No. 2760 (S.No. 268 Yerwada) and Tar Road.
On or towards the South:	By remaining portion out of Survey No. 242/1B i.e. CTS 2761/2 of Yerwada.
On or towards the West	:By Dhanori Village boundary and S.No. 153 Yerwada
On or towards the North	:By Nala and remaining portion out of Survey No. 242/1B i.e. CTS No. 2761/2 Yerwada.

2) **The documents of Said Land, are as follows:- .**

- a. 7/12 extracts since 1964 to 2017.
- b. Mutation entries Nos. 1920, 1991, 2063, 2064, 2065, 2066, 2139, 2197, 5252 mentioned and recorded in the 7/12 extract.
- c. Property Registration Card.
- d. Sale Deed dated 18<sup>th</sup> August 1966 executed by Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikaran Kotharin in favour of Surajbhan Umaraosingh Agarwal and Smt. Patasadevi G. Agarwal which was registered in the office of Sub Registrar Haveli No. II at Sr. No. 1744/1966.
- e. Partition Deed dated 30 November 1967 executed by and between Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikaran Kothari and registered in the office of Sub Registrar Haveli No. II at Sr.No.2521/1967
- f. Gift Deed dated 10<sup>th</sup> February 1972 executed by Mr. Chandmal Punamchand Kothari in favour of Prema Sheshmal Kothari, registered in the office of Sub Registrar Haveli No. II at Sr.No.369/1972
- g. Development Agreement dated 23<sup>rd</sup> August 2007 executed by Mrs. Prema Sheshmal Kothari in favour of Mr. Nitin Madhukar Rathi, registered in the office of Sub Registrar Haveli No. I at Sr. No.6564/2007.
- h. Power of Attorney dated 23<sup>rd</sup> August 2007 executed by Mrs. Prema Sheshmal Kothari in favour of Mr. Nitin Madhukar Rathi, registered in the office of Sub Registrar Haveli No. I at Sr. No. 6565/2007.
- i. Deed of Mortgage dated 16/01/2010 executed Mr. Nitin Madhukar Rathi to and in favour of Mahesh Sahakari Bank Ltd. Pune branch, which is registered in the office of Sub Registrar Haveli No. XI at Sr. No. 629/2010.
- j. Reconveyance of Mortgage deed dated 5/12/2018 executed by Mahesh Sahakari Bank Ltd. Pune branch to and in favour of Mr. Nitin

Madhukar Rathi, which is registered in the office of Sub Registrar Haveli No. II at Sr. No. 10056/2018.

- k. Deed of Mortgage dated 21/12/2019 executed Mr. Nitin Madhukar Rathi and others to and in favour of Prachay Capital Private Ltd which is registered in the office of Sub Registrar Haveli No. I at Sr. No. 9450/2019 on 23/12/2019.
- l. Deed of Further Charge dated 11/1/2021 executed Mr. Nitin Madhukar Rathi and others to and in favour of Prachay Capital Private Ltd which is registered in the office of Sub Registrar Haveli No. II at Sr. No. 816/2021 on 12/1/2021.
- m. Deed of Mortgage dated 17/02/2021 executed Mr. Nitin Madhukar Rathi and others to and in favour of Prachay Capital Private Ltd which is registered in the office of Sub Registrar Haveli No. I at Sr. No. 2358/2021 on 26/2/2021.
- n. Deed of Mortgage/Further Charge dated 26/03/2021 executed Mr. Nitin Madhukar Rathi and others to and in favour of Prachay Capital Private Ltd which is registered in the office of Sub Registrar Haveli No. I at Sr. No. 6679/2021 on 4/06/2021.
- o. Deed of Right of Way dated 18/09/2020 executed by Mr. Mahendra Uttamchand Kothari and Mr. Chandrashekhar Uttamchand Kothari in favour of Mr. Nitin Madhukar Rathi, registered in the office of Sub Registrar Haveli No. I at Sr. No. 4594/2020.
- p. Sale deed dated 23/04/2021 executed by Mrs. Prema Sheshmal Kothari to and in favour of NG RATHI PROMOTERS, through its Partner Mr. Girish Madhukar Rathi, which is registered in the office of Sub Registrar Haveli No. IX at Sr. No. 2370/2021.
- q. Deed of Reconveyance/Release of Mortgage dated 18/7/2022 registered in the office of Sub Registrar Haveli No. II at Sr. No. 14216/2022 by Prachay Capital Pvt. Ltd to and in favour of M/s. NG Rathi Associates and others.
- r. Deed of Reconveyance/Release of Mortgage dated 18/7/2022 registered in the office of Sub Registrar Haveli No. II at Sr. No.

14217/2022 by Prachay Capital Pvt. Ltd to and in favour of M/s. NG Rathi Associates and others.

- s. Deed of Mortgage dated 18/7/2022 executed by M/s. NG Rathi Promoters through Partner Mr. Girish Madhukar Rathi, Mr. Nitin Madhukar Rathi and others in favour of Capri Global Capital Ltd., which is registered in the office of SRO Haveli No.II at Sr. No. 14228/2022 on 19/7/2022.
- t. Sale deed dated 21/02/2024 executed by Mrs. Prema Sheshmal Kothari with the consent of Mr. Nitin Madhukar Rathi to and in favour of NG Rathi Construction Pvt. Ltd. which is registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 3679/2024.
- 3) Property Registration Card issued by City Survey Officer No. 2.
- 4) Mutation entry Nos. 1357, 1775
- 5) Search report for 30 years from 1995 till 2024.

Therefore, on the basis of available record, documents and observation contained in the report, I have no hesitation to come to the conclusion that,

- A) The Said Land admeasuring about 6438.11 Sq. Meters out of the land totally admeasuring about 8903.11 Sq. Meters bearing S. No. 242 P, C.T.S. No. 2761/2 of Village Yerwada, Taluka Pune City, and District Pune which is described in the Schedule written herein above is owned by **NG Rathi Construction Pvt. Ltd.**, a Company registered under the Companies Act, 1956, having its registered address at : Office No. 1, Prestige Point, 283 Shukrawar Peth, Pune 411002 (CIN No.U41001PN2024PTC227729).
- B) That, by virtue of above referred sale deed the said NG Rathi Construction Pvt. Ltd. has every rights and powers to deal with the Said Land in any lawful manner and to carry out the development of the said land as per the prevailing rules and regulation.
- C) That except the charge of Capri Global Capital Limited which is created by registered mortgage deed dated 18/7/2022 which is referred herein before more particularly, the Said Land is free from any other

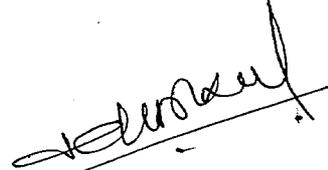
encumbrances and charge. (The chart of encumbrances is enclosed herewith in a separate sheet)

**Owner of the Said Land:- NG Rathi Construction Pvt. Ltd.**

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexures.

Date : 23/02/2024

  
(Hemant S Alurkar)  
Advocate.

ADV. HEMANT SHIVPUTRA ALURKAR  
ADVOCATE & PUBLIC NOTARY B.A.L.L.B.  
ROLL NO. MAH/3012/2004  
OFFICE - 71, DATTAWADI, PUNE 411030

RA ALURKAR  
NOTARY B.A.L.L.B.  
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 Pune 411030.

Date: 23/02/2024.

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

To,  
 MahaRERA

**FLOW OF THE TITLE OF THE SAID LAND.**

- 1) Property Registration Card issued by City Survey Officer No. 2, and mutation entry Nos. 1357 & 1775.
- 2) Mutation Entry Nos. 1920, 1991, 2063, 2064, 2065, 2066, 2139, 2197, 5252, mentioned and recorded in the 7/12 extract and mutation entry No.1357, 1775 mentioned in PRC.
- 3) That, from the mutation entry No. 1920 it observed that, the Land bearing Survey No. 242 totally admeasuring 3 Acre 38 Guntha (including 31 Pot-kharaba) of village Yerwada, Taluka Pune City District Pune was purchased by Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari by way of registered sale deed dated 13/11/1963 from Mr. Dhanappa Bhimaji, Khemabai Bhimaji and Laxman Sarvaji Gondhale and by virtue of the said sale deed name of those purchasers were recorded in the owner and occupier column of the 7/12 extract of Survey No. 242 and since then the land was in actual and physical possession of those purchasers being lawful owner thereto. However, the copy of the said sale deed was not available for my perusal. However, as per the provisions of Section 157 of Maharashtra Land Revenue Code, 1966 an entry in the record of rights, and a certified entry in the register of mutations shall be presumed to

be true until the contrary is proved or a new entry is lawfully substituted therefore and therefore it observed that, the said land bearing number 242 was jointly owned by Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari by the said sale deed.

- 4) That, mutation entry No. 1991 was available for my perusal. However, copy of that mutation entry was in torn condition, however, whatever readable from the said copy it reflects that, the erstwhile owner namely Mr. Dhanappa Bhimaji Gondhale, Khemabai Bhimaji Gondhale and Laxman Sarvaji Gondhale repaid the mortgage amount of Rs. 12,000/- to Naval Dadabhai Bharucha on 05/04/1965 and hence the name of said mortgagee recorded in other right column was deleted from the 7/12 extract.
- 5) That, after perusing Mutation entry No. 2063, it observed that, on 18/10/1966 those owners Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari sold and transferred an area admeasuring about 20 Guntha out of the Said Survey No. 242 to Mr. Chaganlal Lalchand. In the said mutation it has clearly mentioned that the subject area of said sale deed is situated towards the Southern side of said survey number.
- 6) That, after perusing Mutation entry No. 2064, it further observed that, on 18/10/1966 those owners Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari further sold and conveyed an area admeasuring about 21840 Sq. Ft. i.e. 20 Guntha situated at Southern side of the land bearing Survey No. 242 to Mr. Punamchand Kakriya.
- 7) That, after perusing Mutation entry No. 2065 it observed that, those owners on 18/08/1966 Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari sold and conveyed an area admeasuring about 20 Guntha of land out of the said land bearing No. 242 to Patasadevi Gyaniram Agarwal and Surajbhan Umravsingh Agarwal.

- 8) And as such by those three sale deeds referred herein above those owners sold and transferred totally land admeasuring about 60 Guntha i.e. 1Acre 20Guntha out of the said Survey No. 242 totally admeasuring about 3Acre 38Guntha to the aforesaid purchasers and therefore by virtue of those transfer the 7/12 extract of the land bearing S.No. 242 got divided in the following manner and each owner's name was recorded in the respective land's 7/12 extract as follows:-

Survey No.	Area	Owner Name
242/1	02Acre 18Gunthe (including Pot Kharaba 16Gunthe)	Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari
242/2	20Gunthe (including Pot Kharaba 05Guntha)	Mrs. Patasadevi Gyaniram Agarwal and Mr. Surajbhan Umrvsingh Agarwal
242/3	20Gunthe (including Pot Kharaba 05Guntha)	Mr. Chaganlal Lalchand.
242/4	20Gunthe (including Pot Kharaba 05Guntha)	Mr. Punamchand Veerdichand Kakriya

- 9) That, by a partition deed dated 30<sup>th</sup> November 1967 said Mr. Chandmal Punamchand Kothari and Mr. Uttamchand Ratikiran Kothari partitioned the land bearing numbers 242/1, 154/1B/1, 154/1B/2 and 154/1B/3 amongst themselves and as per the said partition deed which was registered in the office of Sub Registrar Haveli No. II at Sr. No. 2521/1967 the land bearing Survey No. 242/1 totally admeasuring about 02Acre 18Gunthe situated at Village Yerwada, Pune came to the share of Mr. Chandmal Punamchand Kothari as a exclusive owner thereof and by virtue of the same mutation entry No. 2066 came to be passed and name of said Chandmal Punamchand Kothari was recorded in the owner and occupier column of the 7/12 extract of the land bearing Survey No. 242/1 totally admeasuring 2Acre 18Gunthe and since then the said survey number was in the exclusive possession of said Chandmal Punamchand Kothari as a exclusive owner thereof.

- 10) That, by way of Gift Deed dated 10/02/1972 which was registered in the office of Sub Registrar Haveli No. II at Sr.No. 369/1972 the owner namely Mr. Chandmal Punamchand Kothari gifted an area admeasuring about 2 Acre 08 Guntha to Mrs. Prema Sheshmal Kothari and by virtue of said Gift deed mutation entry No. 2197 came to be passed and the 7/12 extract of S. No. 242/1 was divided into two parts/Hissa such as 242/1A and 242/1B and name of Mrs. Prema Sheshmal Kothari was recorded in the 7/12 extract of Survey No. 242/1B totally admeasuring about 02Acre 08Guntha as a lawful owner thereof.
- 11) That, by a Development Agreement dated 23/08/2007 Mrs. Prema Sheshmal Kothari conferred the development rights of the land bearing Survey No. 242/1B totally admeasuring about 02Acre 08Gunthe to and in favour of Mr. Nitin Madhukar Rathi and in pursuance of the said development agreement Mrs. Prema Sheshmal Kothari also executed a Power of Attorney dated 23/08/2007 and appointed thereby Mr. Nitin Madhukar Rathi as her lawful constituted power of attorney holder for the purpose of the development of the land bearing Survey No. 242/1B and authorised the developer Mr. Nitin Madhukar Rathi (in short 'Said Developer) to deal with the Said Land in any lawful manner and the said development agreement and the Power of Attorney were registered in the office of Sub-Registrar Haveli No. I at Sr. No. 6564/2007 and 6565/2007 respectively.
- 12) That, by a mortgage deed dated 16/01/2010 the Said Developer Mr. Nitin Madhukar Rathi mortgaged the land with Mahesh Sahakari Bank ltd. Pune Branch for an amount of Rs. 3,00,00,000/- and the same was registered in the office of Sub Registrar Haveli No. XI at Sr. No. 629/2010 and by virtue of said mortgage deed mutation entry No. 5252 came to be passed and charge of the said bank was recorded in the other right column of the 7/12 extract of the Said Land.

- 13) That, Said Developer Mr. Nitin Madhukar Rathi repaid the entire loan amount along with interest accrued thereto to the said Mahesh Sahakari Bank Ltd. Pune Branch and accordingly the said mortgagee bank issued its No dues certificate and also executed reconveyance deed of the said mortgage by a deed dated 5/12/2018, which is registered in the office of Sub Registrar Haveli No. II at Sr. No. 10056/2018 and thus the charge of the Said Bank is cleared by the Said Developer. Thus the said entire land became free from the said encumbrance of Mahesh Sahakari Bank Ltd. However, entry of the said mortgagee bank is still recorded in the Property Registration Card and the same is required to be deleted in view of said reconveyance deed of Mortgage dated 5/12/2018.
- 14) That, from the mutation entry No. 1357 recorded in the Property Registration Card, it observed that, as per the order of Tahasildar of Pune City bearing No. Hakk Nondani/Kavi/483/20558 dated 9/5/2018 the 7/12 extract of the land bearing No. 242/1B was closed and a new property registration card opened for the said land and numbered as City Survey no. 2761/2 totally admeasuring about 8903.11Sq.Meter and name of Mrs. Prema Sheshmal Kothari is recorded thereto as a owner and occupier thereof.
- 15) That, by a mortgage deed dated 21/12/2019, one NG Rathi Associates through its Partner Mr. Nitin Madhukar Rathi and Mr. Girish Madhukar Rathi (for self and as a partner) along with Mr. Ramesh N. Satav and others through their constituted power of attorney holder Nitin Madhukar Rathi and Prema Sheshmal Kothari through Mr. Nitin Madhukar Rathi mortgaged the Land bearing S.No. 242/1B of village Yerwada and the housing project named as 'Blossom' being implemented on the land Gat No 1069/1070/Plot No. 1 with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs.1,35,00,000/- advanced by the said mortgagee on the terms and conditions which are mentioned therein more particularly and the same is registered in the

office of Sub Registrar Haveli No. I at Sr. No. 9450/2019 on 23/12/2019.

16) That, by a deed of mortgage dated 29/07/2020, one M/s. Dreams Enterprises, a partnership firm through its partner Mr. Girish Madhukar Rathi, M/s. NG Rathi Associates through its partner Mr. Nitin Madhukar Rathi, M/s. NG Rathi Enterprises through its proprietor Mr. Girish Madhukar Rathi, Mrs. Sonali Girish Rathi, which consented by Tanhubai Rambhau Jarande and others mortgaged the Land bearing S.No. 242/1B of village Yerwada along with other lands/properties as mentioned therein more particularly with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs. 2,10,00,000/- advanced by the said mortgagee on the terms and conditions which are mentioned therein more particularly and the same is registered in the office of Sub Registrar Haveli No. I at Sr. No. 3307/2020 on 05/08/2020.

17) That, by a deed of mortgage dated 04/11/2020, Mr. Girish Madhukar Rathi, along with Mr. Ramesh N. Satav, M/s. NG Rathi Enterprises through its Proprietor Mr. Girish Madhukar Rathi, Mr. Nitin Madhukar Rathi, M/s. NG Rathi Associates through its partner Mr. Nitin Madhukar Rathi, M/s. Dreams Enterprises through its Partner Mr. Girish Madhukar Rathi, which consented by respective land owners of those pieces and parcels of land as mentioned therein more particularly, mortgaged the the Land bearing S.No. 242/1B of village Yerwada along with other lands/properties as mentioned therein more particularly with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs.80,00,000/- advanced by the said mortgagee on the terms and conditions mentioned therein more particularly and the same is registered in the office of Sub Registrar Haveli No. I at Sr. No. 6084/2020 on the 06/11/2020.

- 18) That, by another deed of mortgage dated 12/11/2020, the Mr. Girish Madhukar Rathi and others mortgaged their respective land/property including the said S.No. 242/1B of village Yerwada with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs. 2,10,00,000/- advanced by the said mortgagee to those mortgagors on the terms and conditions mentioned therein more particularly and the same is registered in the office of Sub Registrar Haveli No. I at Sr. No. 6531/2020 on the 23/11/2020.
- 19) That, by a deed of further charge dated 11/01/2021, Mr. Girish Madhukar Rathi the Proprietor of M/s NG Rathi Enterprises, Mr. Nitin Madhukar Rathi and others mortgaged their respective land/property including the said S.No. 242/1B of village Yerwada with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs. 2,10,00,000/- advanced by the said mortgagee to those mortgagors on the terms and conditions mentioned therein more particularly and the same is registered in the office of Sub Registrar Haveli No. II at Sr. No. 816/2021 on the 12/01/2021.
- 20) That, by a deed of mortgage dated 17/02/2021, the NG Rathi Properties LLP. through its partner Mr. Nitin Madhukar Rathi and other owners/developers mortgaged the Said S.No. 242/1B of village Yerwada, along with their respective lands/properties with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs. 1,60,00,000/- advanced by the mortgagee to those mortgagors and the same was registered in the office of Sub Registrar Haveli No. I at Sr. No. 2358/2021 on the 26/02/2021.
- 21) That, by a deed of mortgage/ further charge deed dated 26/03/2021, M/s. NG Rathi Enterprises through its proprietor Mr. Girish Madhukar Rathi, and others mortgaged their respective lands/apartments/project along with the land Survey No. 242/1B Yerwada, with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs. 2,10,00,000/- advanced by the said mortgagee to those mortgagors on

the terms and conditions mentioned therein more particularly and the same is registered in the office of Sub Registrar Haveli No. I at Sr. No. 6679/2021 on the 04/06/2021.

**22)** That, by a deed of mortgage dated 09/09/2021, M/s. NG Rathi Promoters through its partner Mr. Girish Madhukar Rathi, and other land owners and developers mortgaged their respective lands/properties along with the said land admeasuring about 2465Sq.Meter bearing CTS No 2761/2 ( Survey No. 242/1B) Yerwada and others properties, with Prachay Capital Pvt. Ltd., Pune for a loan amount of Rs. 4,20,00,000/- advanced by the said mortgagee to those mortgagors on the terms and conditions mentioned therein more particularly and the same is registered in the office of Sub Registrar Haveli No. IV at Sr. No. 11777 on 17/09/2021.

**23)** From the above referred mortgaged deeds/further charge it clearly observed that the Said Developer/Promoter i.e. NG Rathi Promoters through its partners Mr. Nitin Madhukar Rathi and Mr. Girish Madhukar Rathi along with the other parties from whom they have taken the properties for development for their different partnership firms, had mortgaged the respective lands, apartments, project etc including the S.No. 242/1B totally admeasuring about 02A.08Guntha, with the said Prachay Capital Pvt. Ltd., Pune for the loan amounts granted by the said mortgagee from time to time.

**24)** That by a deed of Right of Way dated 18/09/2020 the land owner of Survey No. 268/CTS No. 2760 namely Mr. Mahendra Uttamchand Kothari and Mr. Chandrashekhhar Uttamchand Kothari granted right of way to pass and re-pass from and through their land as an access/approach the 'Said Land' i.e. S.No. 242/1B to and in favour of Mr. Nitin Madhukar Rathi and every person claiming under them registered in the office of Sub Registrar Haveli No. I at Sr. No. 4594/2020 and thus the said Land has a clear and wide approach road from the eastern side running Public Road.

- 25) That by a Sale Deed dated 31/3/2021 the said owner Mrs. Prema Sheshmal Kothari with the consent of Mr. Nitin Madhukar Rathi, sold and conveyed an area admeasuring about 2465 Sq. Meters out of the land bearing CTS No. 2761/2 (old S.No. 242/1B) of Village Yerwada, Taluka Pune City, District Pune to and in favour of NG Rathi Promoters, through its Partner Mr. Girish Madhukar Rathi, which is registered in the office of Sub Registrar Haveli No. IX at Sr. No. 2370/2021 on 23/04/2021. That by virtue of said sale deed dated 23/4/2021 mutation entry No. 1775 came to be passed and name of Ng Rathi Promoters, through its Partner Mr. Girish Madhukar Rathi is recorded in the Property Registration Card bearing CTS No. 2761/2 Yerwada.
- 26) That by virtue of said Sale Deed dated 23/04/2021, the remaining portion of land admeasuring 6438.11 Sq. Meters out of the land totally admeasuring about 8903.11 Sq. Meters bearing S. No. 242 P, C.T.S. No. 2761/2 of Village Yerwada, Taluka Pune City, District Pune which is described in the Schedule written herein above, was remained in the hands of Mr. Nitin Madhukar Rathi as a lawful developer of the Said Land.
- 27) That by Deed of Reconveyance/Release of Mortgage dated 18/7/2022 registered in the office of Sub Registrar Haveli No. II at Sr. No. 14216/2022 the Mortgagee Prachay Capital Pvt. Ltd released all its charge over the Said Land and other properties mentioned therein more particularly.
- 28) That by another Deed of Reconveyance/Release of Mortgage dated 18/7/2022 registered in the office of Sub Registrar Haveli No. II at Sr. No. 14217/2022 the mortgagee i.e. Prachay Capital Pvt. Ltd released all its charge over the Said Land and other properties as mentioned therein more particularly.

- 29) Deed of Mortgage dated 18/7/2022 executed by M/s. NG Rathi Promoters through Partner Mr. Girish Madhukar Rathi, Mr. Nitin Madhukar Rathi and others in favour of Capri Global Capital Ltd., which is registered in the office of SRO Haveli No.II at Sr. No. 14228/2022 on 19/7/2022.
- 30) That by a Sale deed dated 21/02/2024 the land lady by name Mrs. Premā Sheshmal Kothari with the consent of said developer namely Mr. Nitin Madhukar Rathi sold and transferred the Said Land admeasuring about 6438.11 Sq. Meter out of S. No. 242 P, C.T.S. No. 2761/2 of village Yerwada, Tal Pune City, Pune which is described in the Schedule written herein above to and in favour of NG Rathi Construction Pvt. Ltd. which is registered in the office of Sub Registrar Haveli No. 20 at Sr. No. 3679/2024. Effect of the said sale deed is remained to be given in the property registration card of the said land.
- 31) Search report for 30 years from 1995 till 2024 taken from online search of the Index II available on the official website of Stamp and Registration department i.e. [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in).
- 32) Any other relevant title:- No.
- 33) Litigations if any:- No.

  
(Hemant S Alurkar)  
Advocate

ADV. HEMANT SHIVPUTRA ALURKAR  
ADVOCATE & PUBLIC NOTARY B.A.L.L.B.  
ROLL NO. MAH/3012/2004  
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