

SANJAY TANAJI MORE
(B.COM. LL.B.)
ADVOCATE & NOTARY
(Govt. of India)

Office: Shree Sai Chhaya, Chandan Nagar Bhaji Market, Nagar Road, Kharadi, Pune-411014.
Resi.: "Tarangan" Plot No. 1, S.No. 41, Near Jay Gas Agency, Vadgaon Sheri, Pune-411014.
Cell No. 9822371389.

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

To,
Maharashtra Real Estate Regulatory Authority,
Address: R-Block, 7th Floor, Housefin Bhavan,
Near RBI, Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051.

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect to plot no. 130, Plot No.125, Sub Plot No. 1, CTS/C.S. No. 1973 situated at Yerawada Taluka Haveli / District Pune (hereinafter referred as the said plot).

I have investigated the title of the said plot at the request of M/S. **Rahul Shubham LLP (SPV of M/s. RAHUL CONSTRUCTION) Through its partners 1) Mr. Rahul Rajesh Malpani, 2) M/S V. B. Shubham Housing LLP Through its partners Mr. Vinay K. Badera Having address 504, Javer Heights, S. No. 34/A, Sopan Nagar, Vadgaon Sheri, Pune 411014** and following documents i.e.-

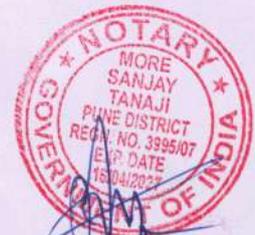
1) Description of the property :-

All that piece and parcel of land bearing Survey No. 103/125, CTS No. 1973, Sub Plot No. 1, admeasuring 2032 Sq.Mtr. Equivalent to 21872.448 Sq.ft., situated at Yerawada, Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli Nos. 1 to XXVII, Pune alongwith existing building standing thereon and the same is bounded as under –

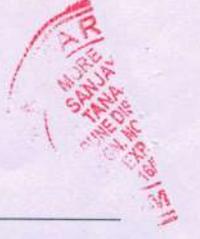
On or towards the East : By 20 feet Road,
On or towards the West : By Sub-Plot No. 9 & Plot No. 8,
On or towards the North : By Open Space,
On or towards the South : By 60 Meter wide road, Nagar Road

2) The documents of allotment of plot :-

- a) Development Agreement Dated 11/02/1980.
- b) General Power of Attorney Dated 11/02/1980.
- c) Commencement Certificate.
- d) Completion Certificate of Existing Building.
- e) Society Registration Certificate.
- f) Conveyance Deed Dated 14/01/2020.
- g) Copy of Redevelopment Agreement Dated 24/02/2022.
- h) Copy of Power of Attorney Dated 24/02/2022.
- i) Copy of City Survey Property Card.
- j) Zoning Demarcation Certificate.
- k) Commencement Certificate.



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Cell No. 9822371389.

Hence I have inspected the above documents as mentioned above and as per the available records my findings.

3) **Property card issued by City Survey Office dated 18/03/2021 mutation entry no. 1588.**

4) **Search report for 30 years from 1994 till 2024.**

On perusal of the above-mentioned documents and all other relevant Documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company/LLP) is clear, marketable and without any encumbrance. (If any encumbrances please mention in separate sheet).

Owners of the land

River View Terrace Co-operative Housing Society Ltd.

Add:- Survey No. 103, Plot No. 125, Sub Plot No. 1,
CTS No. 1973, Yerwada, Pune-411006.

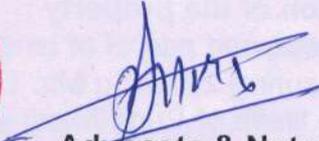
() Qualifying comments/remarks if any, g/- The report reflecting the flow of the title of the (Owner/ promoter/developer/company/LLP) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Pune

Date: 27/12/2024.




Advocate & Notary

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

- 1) Property card issued by City Survey Office dated 18/03/2021.
- 2) Mutation Entry No:- 1588
- 3) Search report for 30 years from 1994 to 2024 Taken from Sub-Registrar office at Haveli No. 7 Pune.
- 4) Any other relevant title:- NO
- 5) Litigations if any:- NO
- 6) FLOW OF TITLE TO THE SCHEDULE –

While collating the all related documents pertaining to the property mentioned hereinabove land property bearing S. No. 103, Final Plot No. 125 Sub Plot No. 1. also having its corresponding CTS No. 1973 admeasuring 2032 Sq. Mtrs., situated at Yerwada, which is within the Registration, Sub District Taluka Pune City, District Pune, within the limits of Pune Municipal Corporation (hereinafter referred to as 'The Said Land') was owned by Smt. Kamala Chimanlal Shaha and Smt. Meena Rameshchandra Mistri. (hereinafter referred to as the "said previous owners") The said Smt. Kamala Chimanlal Shaha and Smt. Meena Rameshchandra Mistri granted development rights in respect of the said land in favour of M/s. Vinay Builder through its partner Mr. Babubhai J. Gandhi vide development Agreement dated 11.02.1980.

It is noticed that the said Smt. Kamala Chimanlal Shaha and Smt. Meena Rameshchandra Mistri also executed Power of Attorney on 21.02.1984 in respect of the said land in favour of M/s. Vinay Builder through its partner Mr. Babubhai J. Gandhi.

It is noticed that by virtue of the Development Agreement dated 11.02.1980 and Power of Attorney dated 21.02.1984 M/s. Vinay Builder became entitled to developed the said land and construct a building upon the said land and sell it to the prospective purchaser.

It is noticed that M/s. Vinay Builder prepared building plans of the two building and got the same sanctioned from Pune Municipal Corporation vide commencement certificate bearing No. 784 dated 04.12.1984.

It is noticed that M/s. Vinay Builder completed construction of the two building as per the sanctioned plans and completion certificate bearing No. 341 dated 14.05.1987 was obtained from the Pune Municipal Corporation.

It is noticed that M/s. Vinay Builder alongwith all the flat/units purchasers formed a co-op. Housing Society under the Maharashtra Co-operative Society Act under No. PNA/PNA/HSG(TC)/1488/88-89 on 07.11.1988 by name of River View Terrace Co-



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operative Housing Society Ltd. The society has total 36 members and in the said two buildings there are total 36 tenements (in the two building).

It is noticed that the said River View Terrace Co-operative Housing Society Ltd. applied to Registrar of Co-operative Society for deemed conveyance vide its application dated 05.01.2018. The Registrar of Co-operative Society allowed the said application vide its order dated 23.05.2018. Accordingly the Registrar of Co-operative Society on behalf of the owners executed Deemed Conveyance dated 24.12.2020, which is registered in the office of Sub registrar Haveli No. 7, Pune at Sr. No. 221/2020. By virtue of the said Deed of Conveyance Deed the said River View Terrace Co-operative Housing Society Ltd. became absolute owner and holder of the said property and the name of society came to be recorded on the property card extract. (The said land alongwith two buildings is hereinafter referred to as the "said property")

It is noticed that the River View Terrace Co-operative Housing Society Ltd. is absolute owner of said land admeasuring 2032 Sq.mtrs., and two buildings standing thereupon having 2022.29 Sq. Mtrs. carpet area., inclusive of balconies.

It is noticed that by virtue of the individual agreements, PMC Tax receipts, MSEDCL bill in the name of society member, the society members are entitled to their respective unit. The details of the society members and the units/flats owned by them are as under:

Sr. No.	Name	Flat No.
Building No. 1		
1	Mr.MehmoodAsgar Khan Deoda Mr.AsalamkhanManavarkhanDeoda	01
2	Mr.Akram Khan	02
3	Mr.SudipPrabhakarDabir	03
4	Mr.MohsinMehboobDeoda Mrs.NahidaMohsinDeoda	04
5	Mr.DheerajJaibhagwan Bansal	05
6	Mrs.VijayaAniruddhaPuranik	06
7	Mr. RameshchandraDevji Shah Mrs. KalavatiRameshchandra Shah	07
8	Mr.R. Rajamani	08
9	Mrs. MedhaAbhijeet Deshpande Miss. AshleshaSudipDabir	09
10	Mr. DwarkadasVrajlalVora Mrs. PrabhavatiDwarkadasVora	10
11	Mrs. VibhavariSudipDabir	11
12	Mr. Shankar SitaramNemlekar	12
Building No. 2		
13	Mr. Abdul Aziz Ramzan Shaikh	01
14	Mr. NisarNooraliLadhani Mr. Nadir NooraliLadhani	02



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15	Mrs. Renuka Ramesh Vanarse	03
16	Mr. Baban Narayan Gorkhe	04
17	Dr. Shivajirao Gangaram Zarekar Mrs. Lata Shivajirao Zarekar	05
18	Mrs. Shabana Ahmad Shaikh Mrs. Farida Ahmed Momin	06
19	Mrs. Sabeela Salim Deoda Mr. Nasir Mehmood Deoda	07
20	Mrs. Geeta Prem Chandwani Mr. Prem Bhagwandas Chandwani	08
21	Mr. Ajoy John Saldana Miss. Alisha John Saldana	09
22	Mr. Mehboob Manwarkhan Deoda	10
23	Mrs. Savitri Sadhasivam	11
24	Mr. Gaurav Prem Chandwani	12
25	Mr. Pradeep Prataprao Walsepatil	13
26	Mr. Prataprao Dattatraya Walsepatil	14
27	Mrs. Anjali Vinod Nirmal	15
28	Mr. Himanshu Vinod Nirmal	16
29	Mr. Joseph Mannath	17
30	Mrs. Jayaben Kuvarji Javiya Mr. Deepak Kuvarji Javiya	18
31	Mr. Gajendra Sinh Chaudhari Mrs. Veena Choudhari	19
32	Mr. Moley Paul Mrs. Mayna Paul	20
33	Mrs. Shabana Aslam Deoda Mr. Aslam Manwarkhan Deoda	21
34	Mr. Baban Mahalu Nikam	22
35	Mr. Edwin Lobo	23
36	Mrs. Poonam Gazala Rashid Sayed	24

It is noticed that as the buildings on the said property have become old and lack modern amenities the society in consultation with the architect and structural engineer and with the unqualified, absolute and unanimous consent of the society members decided to re-develop the aforesaid property by demolishing the old buildings standing thereon, and constructing new building/s, through a competent developer who would construct new residential flats in the new buildings for the Members by using, utilizing and consuming the floor space index ("FSI") comprising of Basic FSI, incentive FSI, additional FSI, Ancillary F.S.I. by way of payment of premium and also the additional FSI by way of transferable development rights ("TDR") or otherwise, as may be permissible under Unified Development Control and Promotion Regulations 2020 ("UDCPR") framed under the Maharashtra Regional and Town Planning Act 1966 or under any other concerned statute.



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rule or regulation. Accordingly, the said society in its General Body Meeting dated 15.12.2019 passed a resolution for the redevelopment of the said property.

It is noticed that the said society in its Extra Ordinary Special General Meeting held on 14.02.2021, resolved to grant exclusive development rights in respect of the said property to Rahul Constructions, nominee of Developer, being SPV of Rahul Constructions.

It is noticed that the society applied to the Registrar of societies for permission of redevelopment and construction of new building. Accordingly The Registrar of Co-operative Societies, Pune has issued NOC dated 31.5.2021 for the redevelopment of the said property.

It is noticed that the owners society **M/s. RIVER VIEW TERRACE CO- OPERATIVE HOUSING SOCIETY LIMITED** through its' Chairmen 1) Mr. Prataprao Dattatraya Walsepatil, And through its Secretary 2) Mr. Mehboob Khan Deoda, And through its Treasurer 3) Mr. Baban M Nikam and the members Building No. 01 as 1) Mr. Mehmood Asgar Khan Deoda, 2) Mr. Aslamkhan Manavarkhan Deoda, 3) Mr. Akram Khan, 4) Mr. Sudip Prabhakar Dabir, 5) Mrs. Nahida Mohsin Deoda, 6) Mr. Dheeraj Jaibhagwan Bansal, 7) Mrs. Vijaya Aniruddha Puranik, B) Mr. Rameshchandra Devji Shah, 9) Mrs. Kalavati Rameshchandra Shah, 10) Mr. R. Rajamani, 11) Mrs. Medha Abhijeet Deshpande, 12) Miss. Ashlesha Sudip Dabir, 13) Mrs. Vibhavari Sudip Dabir. 14) Mr. Shankar Sitaram Nemlekar, and the members Building No. 02 as 1) Mr. Abdul Aziz Ramzan Shaikh, 2) Mr. Nizar Noorali Ladhani, 3) Mr. Nadir Noorali Ladhani, 4) Mrs. Renuka Ramesh Vanarse, 5) Mr. Baban Narayan Gorkhe, 6) Dr. Shivajirao Gangaram Zarekar, 7) Mrs. Lata Shivajirao Zarekar, 8) Mrs. Shabana Ahmed Shaikh, 9) Mrs. Farida Ahmed Momin, 10) Mrs. Sabeela Salim Deoda, 11) Mr. Nasir Mehmood Deoda, 12) Mrs. Geeta Prem Chandwani 13) Mr. Prem Bhagwandas Chandwani, 14) Mr. Ajoy John Saldhana, 15) Miss. Alisha John Saldhana, 16) Mr. Mehboob Manwarkhan Deoda, 17) Mrs. Savithiri Sadhasivam, 18) Mr. Gaurav Prem Chandwani, 19) Mr. Pradeep Prataprao Walsepatil, 20) Mr. Prataprao Dattatraya Walsepatil, 21) Mrs. Anjali Vinod Nirmal, 22) Mr. Himanshu Vinod Nirmal, 23) Mr. Joseph Mannath, 24) Mrs. Jayaben Kuvarji Javiya, 25) Mr. Deepak Kuvarji Javiya, 26) Mr. GajendraSinh Chaudhari 27) Mrs. Veena Chaudhari, 28) Mr. Moloy Paul, 29) Mrs. Shabana Aslam Deoda, 30) Mr. Aslam Manwarkhan Deoda, 31) Mr. Baban Mahalu Nikam, 32) Mrs. Edwin Lobo, 33) Mrs. Poonam Gazala Rashid Sayed are executing this Redevelopment Agreement and Power Of Attorney in favour of M/S. RAHUL SHUBHAM LLP, a Limited Liability Partnership, Pan No. ABDFR3858F Having Address at: 504, Javer Heights, S. No. 34/A, Sopan Nagar, Wadgaonsheri Pune-411014. (SPV of M/s. RAHUL CONSTRUCTIONS) Through its' partners 1. Mr. Rahul Rajesh Malpani, 2. M/S. V. B. Shubham Housing LLP, Through its partners Mr. Vinay K. Badera on dated 24/02/2022 in the Office of Sub-Registrar Haveli No.27, Pune vide its Serial Nos. 2403/2022 and 2404/2022 respectively.

It is noticed that late Mr. Dwarkadas V. Vora and Mrs. Prabhavati Dwarkadas Vora were owners and holders of Flat No. 10, admeasuring 988 Sq. ft., an Second floor, in Building No. 1 in "River View Co-op Hsg. Soc". Mr. Dwarkadas V. Vora and Mrs. Prabhavati



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Dwarkadas Vora have expired leaving behind 1. MRS. HARSHA INDUKUMAR BHOJANI 2) MR. GAUTAM DWARKADAS VORA 3) MRS. CHAULA PRATAPRAI SANGHVI, 4) MRS. MINAL M. MEHTA 5) MRS. PALLAVI MANHAR DOSHI 6) MRS. TEJAL ASHWIN SHAH as their only legal heirs. The Said legal heirs executed Confirmation deed on dated 24/07/2023 and registered on dated 01/ 11/2023 at Sr.No. 14562/2023 Which is registered in the office of Sub Registrar Haveli No. 15, in favour **M/s. RAHUL SHUBHAM LLP** and admitted Confirmed the said Development Agreement and Power of Attorney dated 24.02.2022 which is registered in the office of Sub Registrar Haveli No. 27 at Sr. No. 2403/2022 and 2404/2022 respectively.

It is noticed that as per Re-development Agreement for granting the development rights pertaining to the said property to enable the developer to carry out and complete the Development work with an authority to sell the newly constructed additional residential units and the covered car parking, attached terrace areas, sit out, to the prospective purchaser/s excluding the 36 Flats and 36 Parking's to be allotted to the existing members of the society, as mentioned in the Redevelopment Agreement on dated 24/02/2022.

It is noticed that **RIVER VIEW TERRACE CO-OPERATIVE HOUSING SOCIETY LIMITED** demarcated the entire land from Land Record Officer, Haveli, District Pune vide their M.R. No. 1930/2021 dated 18/06/2021.

It is noticed that in the circumstances, the Developer **M/S. RAHUL SHUBHAM LLP** (SPV of M/s. RAHUL CONSTRUCTIONS) has the sole, absolute and exclusive power, authority and right to develop the said property:

It is noticed that the Developer **M/S. RAHUL SHUBHAM LLP** (SPV of M/S. RAHUL CONSTRUCTIONS) have proposed to construct on the said property new multistoried building/s of ground and upper floors in phases (hereinafter referred to as "the said building/s") consisting of commercial/ residential tenements to be sold on ownership basis and have exclusive rights to sell the commercial/residential premises in the constructed building and to entered in to agreement with the purchasers and to receive the sale price in respect thereof.:

It is noticed that, the said builder/developer planned out a scheme as per the plans approved by the Pune Municipal Corporation under Commencement Certificate No. CC/1918/22 dated 21/10/2022.

SEARCH OBSERVATIONS:-

That I have conducted a search maintained with the sub-registrar Haveli, Pune for last 30 years. That many of the search registers found to be with tom pages and some of them were not available for search on the date of search. That from the available record and search registers in the respective Registration Office and from the entire documents produced before us we have not found any transaction showing any type of encumbrance such as lease, lien, mortgage, decree etc as regards the said property. I have thus based this report on the basis of the documents produced before me.



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CONCLUSION:

On relying upon the aforesaid documents, registers available with the Sub- Registrars, I have no hesitation to conclude that the land S. No. 103, Final Plot No. 125 Sub Plot No. 1, also having its corresponding CTS No. 1973 admeasuring 2032 Sq. Mtrs, situated at Yerwada, Pune, which is within the Registration, Sub District Taluka Pune City, District Pune, within the limits of Pune Municipal Corporation & within the Jurisdiction office of Sub-Registrar Haveli No. I to XXVX, Pune is absolutely owned by River View Terrace Co-operative Housing Society Ltd. have good and clear marketable title free from all encumbrances or charges or claims in respect of the said land and pursuance of the transactions between said land owner, and said owners has empowered Viz. M/S. RAHUL SHUBHAM LLP, (SPV of M/s. RAHUL CONSTRUCTIONS) Through its' partners 1. Mr. Rahul Rajesh Malpani, 2. M/S. V. B. Shubham Housing LLP, Through its partners Mr. Vinay K. Badera are having full rights to commence, continue and complete the construction of the building/s on the said land, And the said developer shall have right to sell mortgage, lease etc. the flats, shops, godowns, offices, tenements and allot exclusive right to use parking spaces, terraces, spaces for advertisement etc. or said land with or without building to the prospective buyers, mortgagees, lessees etc. excluding allotted 36 Flats and 36 parking of society members as per Redevelopment Agreement dated 24/02/2022. And to receive consideration, premium, rent etc. from them and also has right to deliver the possession of such tenements or said land etc. to such person or persons, buyers, allottee, mortgagee, lessees etc. There is/are no restrictive clause/clauses that will be obstructing the present said land owners and the said firm to transfer the said land with or without building in the name of the said firm's nominee/assignee etc. free from all encumbrances, charges, claims, or whatsoever nature.

RESERVATION:

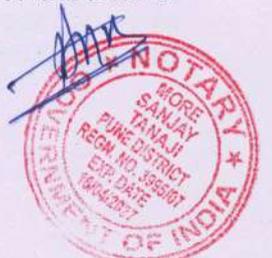
As per the demarcation from the concerned office, the said property is not reserved for any Govt, purpose nor acquired for any purpose from the Govt. officials.

PUBLIC ACTIVITIES:

The said land is not under acquisition of the Govt. Purpose as well as frust and nor under Occupant Class II of any Govt. Officials thereof. Also the said land is not acquired for Road widening purpose.

CONFIRMATION:

- a) The said land is not mortgaged to any bank, financial institution etc.
- b) The said land is not granted any power of attorney in favour of any person, except the development rights granted to **M/S. RAHUL SHUBHAM LLP, (SPV of M/s. RAHUL CONSTRUCTIONS) Through its' partners 1. Mr. Rahul Rajesh Malpani, 2. M/S. V. B. Shubham Housing LLP, Through its partners Mr. Vinay K. Badera.**
- c) The said land is not subject of any claim, dispute before any court of law or tribunal in India.



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LAND USE:

As the promoter have Sanctioned Building Plan from Pune Municipal Corporation, Hence the said land is comprised in Residential and Commercial use.

TITLE & POSSESSION:

I have no hesitation to conclude that the land bearing S. No. 103, Final Plot No. 125 Sub Plot No. 1, also having its corresponding CTS No. 1973 admeasuring 2032 Sq. Mtrs., situated at Yerwada, Pune, which is within the Registration, Sub District Taluka Pune City, District Pune, within the limits of Pune Municipal Corporation & within the Jurisdiction office of Sub-Registrar Haveli No. I to XXVII, Pune is absolutely owned by **River View Terrace Co-operative Housing Society Ltd.** and **M/S. RAHUL SHUBHAM LLP**, (SPV of M/s. RAHUL CONSTRUCTIONS) Through its partners 1. Mr. Rahul Rajesh Malpani, 2. M/S. V. B. Shubham Housing LLP, Through its partners Mr. Vinay K. Badera is having development rights over the same, having actual possession over the said property and the title of the said property is good, clear and marketable title without any encumbrances of whatsoever nature, and during the course of my inspection and scrutiny of the documents and extracts supplied to me for my observance and verification that the said owner **River View Terrace Co-operative Housing Society Ltd.** have not created any charge, claim, Interest, or encumbrances etc. in respect of the said property except **M/s. RAHUL SHUBHAM LLP**, (SPV of M/s. RAHUL CONSTRUCTIONS) Through its' partners 1. Mr. Rahul Rajesh Malpani, 2. M/S. V. B. Shubham Housing, LLP, through its partners Mr. Vinay K. Badera.

RETURN OF PAPERS ETC.

After completing the of scrutiny, inspection, observation and present title report in respect of the above said property and the paper/s, document/s, extract/ s etc. submitted to me by the applicants is returned herewith.

Hence this Search & title report is given accordingly.

Pune.

Date: 27/12/2024.




Advocate & Notary



CHALLAN
MTR Form Number-6



GRN	MH008478941202425E	BARCODE		Date	19/09/2024-18:27:01	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		Advocate and Notary Sanjay Tanaji More	
HVL7_HAVELI 7 JOINT SUB REGISTRAR							
Location				Flat/Block No.			
PUNE							
Year				Premises/Building			
2024-2025 One Time							
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00				
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words	
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Bank CIN		Ref. No.	
						00040572024091958473 IK0CYBRMB5	
Cheque-DD Details				Bank Date		RBI Date	
Cheque/DD No.						19/09/2024-06:29:26 20/09/2024	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		264 , 20/09/2024	

Department ID : Mobile No. : 9822371389
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 गोंदणी न करावयाच्या दस्ताव्याची लागू नाही.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 1
 Date: 2024.12.26 17:16:45 IST
 Reason: GRAS Secure Document
 Location: India

