



CHALLAN
MTR Form Number-6



GRN	MH005116760202122E	BARCODE	[Barcode]		Date	18/08/2021-17:46:41	Form ID			
Department				Inspector General Of Registration						
Type of Payment				Search Fee Other Items						
Office Name				HVL18_HAVELI 18 JOINT SUB REGISTRAR						
Location				PUNE						
Year				2020-2021 From 18/08/1991 To 18/08/2021						
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street				
						CHINCHWAD				
						Area/Locality				
						PUNE				
						Town/City/District				
						PIN				
						Remarks (If Any)				
						TANISH PARK 30 YEARS SR NO 228 AND 229/1/1 AND 229/1/2 AND				
						229/2 CHARHOLI BK HAVELI PUNE				
						Amount In				
						Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details				STATE BANK OF INDIA						
Cheque-DD Details				FOR USE IN RECEIVING BANK						
				Bank CIN		Ref. No.		00040572021081836232		CKR1845829
Cheque/DD No.				Bank Date		RBI Date		18/08/2021-17:48:28		Not Verified with RII
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 860515520

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 नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.



FORMAT A

To

MAHA RERA

PUNE, MAHARASHTRA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey. No. 228, 229/1/1, 229/2, 229/1/2, situated at Village Charholi Bk, Taluka Haveli, District - Pune

(hereinafter referred as the said land).

I have investigated the title of the said land on the request of **M/s. Tanish Developers** and following documents i.e.:-

1) DESCRIPTION OF THE PROPERTY

a) Survey No. 228, area admeasuring 01 H 65 R + 00 H 06 R potkharaba, total area admeasuring 01 H 71 R, assessed at Rs. 13.00 Paise., out of it area admeasuring 00 H 71 R.

On or towards East : Road.

On or towards South : Survey No. 225 & 229.

On or towards West : Remaining land of Out of Survey No. 228.

On or towards North : Road.

b) Survey No. 229/1/1, area admeasuring 01 H 87 R + 00 H 03 R potkharaba, total area admeasuring 01 H 90 R, assessed at Rs. 10.93 Paise., out of it area admeasuring 01 H 53.50 R.

On or towards East : Out of Survey No. 228.

On or towards South : Survey No. 225,230,232 & 234

On or towards West : Out of Survey No. 228.

On or towards North : Remaining land of Survey No. 228 & 229.

**SHILPA UMESH SALVE
ADVOCATE**



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

c) Survey No. 229/2, total area admeasuring 00 H 45 R, assessed at Rs. 4.00 Paise.,

On or towards East : Out of Survey No. 228.
On or towards South : Survey No. 225,230,232 & 234
On or towards West : Out of Survey No. 228.
On or towards North : Remaining land of Survey No. 228 & 229.

d) Survey No. 229/1/2, area admeasuring 00 H 25 R, assessed at Rs. 3.00 Paise., out of it area admeasuring 00 H 50 R.

On or towards East : Out of Survey No. 229.
On or towards South : Survey No. 229
On or towards West : Out of Survey No. 228.
On or towards North : Remaining land of Survey No. 228.

e) Survey No. 229/1/2, area admeasuring 00 H 25 R, assessed at Rs. 3.00 Paise., out of it area admeasuring 00 H 50 R.

On or towards East : Out of Survey No. 229.
On or towards South : Survey No. 229.
On or towards West : Out of Survey No. 228.
On or towards North : Remaining land of Survey No.229.

Total area admeasuring 03 H 19.5 R.

all at the village Charholi Budruk, Taluka Haveli, District Pune within the local limits of Pimpri Chinchwad Municipal Corporation, and within the jurisdiction of sub registrar Haveli, Pune.

2) The documents of allotment of plot.

- a. Copy of 7/12 Extracts.
- b. Copy of Mutation Entries.
- c. Copy of Sale Deeds.
- d. Copy of Power of Attorneys.



Adv. Shilpa Umesh Salve

B.S.L.L.L.B.

Advocate

Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

3) 7 /12 extract issued by way of mutation entry no. **19942, 21479,21480.**

4) Search report for 30 years from-**1991 till 2021.**

Owners of the land - M/s. Tanish Developers

(1) Survey. No. 228.

(2) Survey. No. 229/1/1.

(3) Survey. No. 229/1/2.

(4) Survey. No. 229/2.

The report reflecting the flow of the title of the **M/s. Tanish Developers** on the said land is enclosed herewith as **Annexure - 1.**

Encl.: Annexure

Date: 18.08.2021


SHILPA SALVE

ADVOCATE

SHILPA UMESH SALVE
ADVOCATE



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

ANNEXURE - 1

FLOW OF THE TITLE OF THE SAID LAND.

(1) SR. NO. 228

That the said property was originally owned by Chaganmal Budhmal Marwadi for 8 anna share & Ramchandra Rangnath Mahajan & Pandurang Rangnath Mahajan jointly for 8 anna share.

Mutation Entry No. 4226 shows that, names of Ramchandra Bala Bhujbal & Baban Gangaram Raskar were recorded in the record of other rights column of 7/12 extract of said property as protected tenants of Ramchandra Rangnath Mahajan & Pandurang Rangnath Mahajan.

Mutation Entry No. 4408 shows that, Chaganmal Budhmal Marwadi had preferred an application before Revenue Authority stating therein that name of his son Punamchand Chaganmal Marwadi be recorded in the record of 7/12 extract of said property as owner. Accordingly as per said application name of Chaganmal Budhmal Marwadi was deleted & name of Punamchand Chaganmal Dhoka (Marwadi) was recorded in the record of 7/12 extract of said property.

Mutation Entry No. 4562 shows that, as Ramchandra Bala Bhujbal & Baban Gangaram Raskar were not cultivating the said property continuously for two years so names of Ramchandra Bala Bhujbal & Baban Gangaram Raskar recorded as protected tenants were deleted from the record of other rights column of 7/12 extract of the said property.



Adv. Shilpa Umesh Salve

B.S.L.L.L.B.

Advocate

Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Mutation entry No. 8121 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.

Mutation Entry No. 8240 shows that, Ramchandra Rangnath Mahajan expired in the year 1952 or thereabout leaving behind him following legal heir namely :

Purushottam Ramchandra Mahajan - Son

Accordingly after the demise of Ramchandra Rangnath Mahajan his name was deleted & name of his son Purushottam Ramchandra Mahajan was recorded in the record of 7/12 extract of said property as owner thereof to the extent of share of Ramchandra Rangnath Mahajan.

Mutation Entry No. 8241 shows that, Pandurang Rangnath Mahajan had preferred an application before Revenue Authority stating therein that the said & other properties were parted between Ramchandra Raghunath Mahajan & Pandurang Rangnath Mahajan, as per the said partition said property came to the share of Pandurang Rangnath Mahajan. So the name of Purushottam Ramchandra Mahajan recorded in the record of 7/12 extract of said property be deleted & name of Pandurang Rangnath Mahajan be recorded in the record of 7/12 extract of said property. Thus Pandurang Rangnath Mahajan became owner of said property.

That mutation entry No. 10723 shows that, by the notification passed by Government of Maharashtra village Charholi Budruk was sub-divided and new revenue villages Chovisawadi & Vadmukhwadi were created & given separate



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

entities & the same was recorded by mutation entry No. 10723. As per the said mutation entry the previous Survey No. 228 of village Charholi Budruk was remained as it is.

Mutation Entry No. 10763 shows that, Pandurang Rangnath Mahajan with the consent of Govind Pandurang Mahajan & other 8 had sold property bearing Survey No. 228 to Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale by registered Sale Deed. The said sale deed was registered in the office of Sub-Registrar Haveli No. 8 noted at serial No. 755/1992 on 20/02/1992. As per the said sale deed names of Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale were recorded record of 7/12 extract of said proeprty. Thus Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale became owners of Survey No. 228.

(2) SR. NO. 229/1/1

That the said property was originally owned by Ramchandra Rangnath Mahajan & Pandurang Rangnath Mahajan.

Mutation entry No. 8121 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.

Mutation Entry No. 8240 shows that, Ramchandra Rangnath Mahajan expired in the year 1952 or thereabout leaving behind him following legal heir namely :

Purushottam Ramchandra Mahajan - Son



Adv. Shilpa Umesh Salve

B.S.L.L.L.B.

Advocate

Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Accordingly after the demise of Ramchandra Rangnath Mahajan his name was deleted & name of his son Purushottam Ramchandra Mahajan was recorded in the record of 7/12 extract of said property as owner thereof to the extent of share of Ramchandra Rangnath Mahajan.

Mutation Entry No. 8241 shows that, Pandurang Rangnath Mahajan had preferred an application before Revenue Authority stating therein that the said & other properties were parted between Ramchandra Raghunath Mahajan & Pandurang Rangnath Mahajan, as per the said partition said property came to the share of Pandurang Rangnath Mahajan. So the name of Purushottam Ramchandra Mahajan recorded in the record of 7/12 extract of said property be deleted & name of Pandurang Rangnath Mahajan be recorded in the record of 7/12 extract of said property. Thus Pandurang Rangnath Mahajan became owner of said property.

Mutation Entry No. 8700 shows that, Pandurang Rangnath Mahajan had sold 43 Guntha from property bearing Survey No. 229/1 to Punamchand Chaganmal Dhoka by registered Sale Deed 03/08/1971.

That mutation entry No. 10723 shows that, by the notification passed by Government of Maharashtra village Charholi Budrukh was sub-divided and new revenue villages Chovisawadi & Vadmukhwadi were created & given separate entities & the same was recorded by mutation entry No. 10723. As per the said mutation entry the previous Survey No. 229/1/1 of village Charholi Budruk was remained as it is.

Mutation Entry No. 10733 shows that, Pandurang Rangnath Mahajan has preferred an application before revenue

SHILPA UMESH SALVE
ADVOCATE



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

authority stating herein that hollow names of Vasant Eknath Mahajan, Shankar Keshav Mahajan and Kashinath Vitthal Gokhale be deleted from the other rights column of 7/12 extract of said property according as per the order of Tahasildar dt. 25/12/1991 the hollow names of Vasant Eknath Mahajan, Shankar Keshav Mahajan and Kashinath Vitthal Gokhale were deleted from the records of 7/12 extract.

Mutation Entry No. 10761 shows that, Pandurang Rangnath Mahajan with the consent of Govind Pandurang Mahajan and other 8 had sold property bearing Survey No. 229/1/1 to Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale by registered Sale Deed. The said sale deed was registered in the office of Sub- Registrar Haveli No. 8 noted at serial No. 756/1992 on 20/02/1992. As per the said sale deed names of Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale were recorded record of 7/12 extract of said proeprty. Thus Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale became owners of said proeprty.

(3) SR. NO. 229/1/2

That the said property was originally owned by PandurangRangnath Mahajan.

Mutation entry No. 8121 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.

Mutation Entry No. 8617 shows that, Pandurang Rangnath Mahajan had sold property bearing Survey No.



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

229/1/2 to Sitaram Bhikoba Garud by registered Sale Deed on 14/05/1973. As per the said sale deed name of Sitaram Bhikoba Garud was recorded record of 7/12 extract of said proeprty. Thus Sitaram Bhikoba Garud became owner of Survey No. 229/1/2.

That mutation entry No. 10723 shows that, by the notification passed by Government of Maharashtra village Charholi Budrukh was sub-divided and new revenue villages Chovisawadi & Vadmukhwadi were created & given separate entities & the same was recorded by mutation entry No. 10723. As per the said mutation entry the previous Survey No. 229/1/2 of village Charholi Budruk was remained as it is.

Mutation Entry No. 10917 shows that, Sitaram Bhikoba Garud through his power of attorney holder Bhimabai Dnyaneshwar Kale with the consent of Indira Pandurang Mahajan and other 8 through their power of attorney holder Bhimabai Dnyaneshwar Kale had sold property bearing Survey No. 229/1/2 to Bhimabai Dnyaneshwar Kale by registered Sale Deed. The said sale deed was registered in the office of Sub-Registrar Haveli No. 8 noted at serial No. 2262/1994 on 27/06/1994. As per the said sale deed name of Bhimabai Dnyaneshwar Kale was recorded record of 7/12 extract of said proeprty. Thus Bhimabai Dnyaneshwar Kale became owner of said property.

Mutation Entry No. 10691 shows that, Bhimabai Dnyaneshwar Kale had gifted said property to Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale by executing Gift Deed. The said Gift deed was registered in the office of Sub-Registrar Haveli No. 18 noted at serial No. 9/2015 on 01/01/2015. As per the said Gift Deed names of



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale were recorded record of 7/12 extract of said proeprty. Thus Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale became ownersof said property.

(4) SR. NO. 229/2

That the said property was originally owned by Maruti Moru Tamhane.

Mutation Entry No. 3020 shows that, Maruti Moru Tamhane had sold property bearing Survey No. 229/2 to Pandurang Rangnath Mahajan by registered Sale Deed on 12/09/1945. As per the said sale deed name of Pandurang Rangnath Mahajan was recorded record of 7/12 extract of said proeprty. Thus Pandurang Rangnath Mahajan became owner of said property.

Mutation Entry No. 4229 shows that, names of Baban Gangaram Raskar were recorded in the record of other rights column of 7/12 extract of said property as protected tenants of PandurangRangnath Mahajan.

Mutation Entry No. 4563 shows that, as Baban Gangaram Raskar was not cultivating the said property continuously for two years so names of Baban Gangaram Raskar recorded as protected tenants were deleted from the record of other rights column of 7/12 extract of the said property.

Mutation entry No. 8121 is relating to Maharashtra Weights & Measurement Act, 1958 & Indian Coinage Act, 1955.



Adv. Shilpa Umesh Salve

B.S.L.L.L.B.

Advocate

Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Mutation Entry No. 8408 shows that, As per order of Special Tahsildar, Haveli dated 07/04/1972 names of Tenants recorded in the record of 7/12 extracts of village Charholi Budruk were deleted from the other rights column of 7/12 extract of said property.

That mutation entry No. 10723 shows that, by the notification passed by Government of Maharashtra village Charholi Budruk was sub-divided and new revenue villages Chovisawadi & Vadmukhwadi were created & given separate entities & the same was recorded by mutation entry No. 10723. As per the said mutation entry the previous Survey No. 229/2 of village Charholi Budruk was remained as it is.

Mutation Entry No. 10762 shows that, Pandurang Rangnath Mahajan with the consent of Govind Pandurang Mahajan & other 8 had sold property bearing Survey No. 229/2 to Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale by registered Sale Deed. The said sale deed was registered in the office of Sub-Registrar Haveli No. 8 noted at serial No. 754/1992 on 20/02/1992. As per the said sale deed names of Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale were recorded record of 7/12 extract of said proeprty. Thus Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale became owners of Survey No. 229/2.

SHILPA UMESH SALVE
ADVOCATE



Common History

It is seen that Nandkumar Dnyaneshwar alias Dnyanoba Kale, Jijabai Nandkumar Kale, Kamlesh Nandkumar Kale, Nikhil Nandkumar Kale, Kalyani Navnath Sutar, Vishwanath Dnyaneshwar alias Dnyanoba Kale, Kunda Vishwanath Kale, Prasad Vishwanath Kale, Puja Nilesh Tapkir, Hiranman Dnyaneshwar alias Dnyanoba Kale for himself & as a natural guardian father of Netali & Karan Hiranman Kale & Ramesh Dnyaneshwar alias Dnyanoba Kale had sold Survey No. 228 out of it area admeasuring 00 H 71 R, Survey No. 229/1/1 out of it area admeasuring 01 H 53.50 R & Survey No. 229/2 out of it area admeasuring 00 H 45 R to M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 25 noted at serial No. 10886/2018 on 22/07/2018. As per the said Sale Deed name of M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar have been recorded in the record of 7/12 extract of said properties by way of Mutation Entry No. 19942. Thus M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar became owner of Survey No. 228 to the extent of area admeasuring 00 H 71 R, Survey No. 229/1/1 to the extent of area admeasuring 01 H 53.50 R & Survey No. 229/2 to the extent of area admeasuring 00 H 45 R.

It is seen that, Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale, Ramesh Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale had parted Survey No. 228 out of it area



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

admeasuring 01 H 00 R, Survey No. 229/1/1 out of it area admeasuring 00 H 36.5 R & Survey No. 229/1/2 total area admeasuring 00 H 50 R between themselves by registered Partition Deed. The said Partition Deed registered in the office of Sub Registrar Haveli No. 25 noted at serial No. 10885/2018 on 22/07/2018. As per the said Partition Deed Survey No. 228, Survey No. 229/1/1 & Survey No. 229/1/2 was parted as under -

Survey No. 228 out of it area admeasuring 00 H 22.5 R came to the share of Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale.

Survey No. 229/1/1 out of it area admeasuring 00 H 36.5 R came to the share of Ramesh Dnyaneshwar Kale.

Survey No. 229/1/2 total area admeasuring 00 H 50 R came to the share of Nandu Dnyaneshwar Kale, Vishwanath Dnyaneshwar Kale & Hiranman Dnyaneshwar Kale.

Survey No. 228 out of it area admeasuring 00 H 77.5 R came to the share of Ramesh Dnyaneshwar Kale.

Thus the above owners became owners of their respective share. Accordingly their names have been recorded in the record of 7/12 extract of said property to the extent of their share.

It is seen that Nandkumar Dnyaneshwar alias Dnyanoba Kale, Jijabai Nandkumar Kale, Kamlesh Nandkumar Kale, Nikhil Nandkumar Kale, Kalyani Navnath Sutar, Vishwanath Dnyaneshwar alias Dnyanoba Kale, Kunda Vishwanath Kale, Prasad Vishwanath Kale, Puja Nilesh Tapkir, Hiranman



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Dnyaneshwar alias Dnyanoba Kale for himself & as a natural guardian father of Netali & Karan Hiranman Kale & Ramesh Dnyaneshwar alias Dnyanoba Kale had executed Power of Attorney and later Sale Deed in respect Survey No. 229/1/2 out of it area admeasuring 00 H 25 R to M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 10249/2018 on 22/07/2018 and later Sale Deed was registered in the office of Sub Registrar Haveli No. 10 noted at serial No. 368/2020 on 16/10/2020.

Thus M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar became owners in respect of the Survey No. 229/2 to the extent of area admeasuring 00 H 25 R with powers to dispose of the same. As per the said Sale Deed name of M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar have been recorded in the record of 7/12 extract of said properties by way of Mutation Entry No. 21479.

It is seen that Nandkumar Dnyaneshwar alias Dnyanoba Kale, Jijabai Nandkumar Kale, Kamlesh Nandkumar Kale, Nikhil Nandkumar Kale, Kalyani Navnath Sutar, Vishwanath Dnyaneshwar alias Dnyanoba Kale, Kunda Vishwanath Kale, Prasad Vishwanath Kale, Puja Nilesh Tapkir, Hiranman Dnyaneshwar alias Dnyanoba Kale for himself & as a natural guardian father of Netali & Karan Hiranman Kale & Ramesh Dnyaneshwar alias Dnyanoba Kale had executed Power of Attorney and later Sale Deed in respect Survey No. 229/1/2 out of it area admeasuring 00 H 25 R to M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta,



Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 10250/2018 on 22/07/2018 and later Sale Deed was registered in the office of Sub Registrar Haveli No. 10 noted at serial No. 369/2020 on 16/10/2020. As per the said Sale Deed name of M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar have been recorded in the record of 7/12 extract of said properties by way of Mutation Entry No. 21480.

FROM THE INFORMATION SUPPLIED TO ME AND GOING THROUGH THE DOCUMENTS SUPPLIED, I AM OF THE OPINION THAT :-

A) M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar are owner of Survey No. 228 out of it area admeasuring 00 H 71 R of village Charholi, Tal - Haveli, Dist - Pune.

B) M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar are owner of Survey No. 229/1/1 out of it area admeasuring 01 H 53.50 R of village Charholi, Tal - Haveli, Dist - Pune.

C) M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar are owner of Survey No. 229/2 out of it area admeasuring 00 H 45 R of village Charholi, Tal - Haveli, Dist - Pune.

D) M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik



Adv. Shilpa Umesh Salve

B.S.L.L.L.B.

Advocate

Office : C/O. Gat No. 498/2/3, Tanish Srushti, Markal Road, Charholi Budruk, Pune-412105

Nirmal Parmar are the owners of Survey No. 229/1/2 to the extent of area admeasuring 00 H 25 R of village Charholi, Tal - Haveli, Dist - Pune.

E) M/s. Tanish Developers through its Partners Mr. Raju Mohanlal Mehta, Mr. Dilip Shantilal Solanki & Mr. Shrenik Nirmal Parmar are the owners of Survey No. 229/1/2 to the extent of area admeasuring 00 H 25 R of village Charholi, Tal - Haveli, Dist - Pune.

I am the opinion that the said properties are clean, clear and marketable and without any encumbrances whatsoever.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and after going through the records in the office of Sub Registrar Haveli.

Search and Title Report is given on 18.08.2021 at Pune.


SHILPA SALVE

**ADVOCATE
SHILPA UMESH SALVE
ADVOCATE**