

Swapnil Agarwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land admeasuring about 2.60R i.e. 260 sq. mtr. out of Survey No. 41/47/2/2, land admeasuring about 27R i.e. 2700 sq. mtr. out of Survey 41/48, totally land admeasuring about 00H 29.6R i.e. 2960 sq. mtr. at village Punawale, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune: (hereinafter referred as the said land)

I have investigated the title of the said land on the request of M/s. Nexus Properties and following documents:

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of following land at village Punawale, Taluka Mulshi, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune:

Survey No.	Area
41/47/2/2	00H 2.60R i.e. 260sq.mtrs
41/48	00H 2R i.e. 200 sq.mtrs
41/48	00H 15.33R i.e. 1533 sq.mtrs
41/48	00H 5.67R i.e. 567 sq. mtrs
41/48	00H 04R i.e. 400 sq.mtrs
Total	00H 29.6R i.e. 2960 sq.mtrs

(Hereinafter called and referred to as the '**said land**' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Release Deed dated 01.07.2019, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 11171/2019 by Mrs. Saraswati Shamrao Zagde in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale, Mr. Suresh Nathu Darshale.
- 2.2 Release Deed dated 13.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 8185/2019 by Mrs. Shankuntala Baburao Bhujbal in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale, Mr. Suresh Nathu Darshale.
- 2.3 Release Deed dated 13.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 8402/2019 on 16.05.2019. (Traced in Search) by Mrs. Sulochana Bhagwan Sevkar in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale, Mr. Suresh Nathu Darshale.
- 2.4 Release Deed dated 06.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 7854/2019 by Mrs. Muktabai Popat Dendge and Mrs. Anjanabai Dagdu Mali in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale, Mr. Suresh Nathu Darshale.

- 2.5 Development Agreement dated 09.11.2023, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22576/2023 by Late Mrs. Gulabai Nivrutti Shinde through her legal heirs i.e. Mr. Sachin Nivrutti Shinde and others in favour of M/s. Nexus Properties.
- 2.6 Power of Attorney dated 09.11.2023, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22577/2023 by Late Mrs. Gulabai Nivrutti Shinde through her legal heirs i.e. Mr. Sachin Nivrutti Shinde and others in favour of M/s. Nexus Properties.
- 2.7 Development Agreement dated 06.09.2022, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 17042/2022 by Mr. Chandrakant Nathu Darshale and others in favour of M/s. Nexus Properties.
- 2.8 Power of Attorney dated 06.09.2022, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 17043/2022 by Mr. Chandrakant Nathu Darshale and others in favour of M/s. Nexus Properties.
- 2.9 Development Agreement dated 16.02.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1674/2022 by Smt. Kusum Bajirao Darshale and others in favour of M/s. Nexus Properties.
- 2.10 Power of Attorney dated 16.02.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1675/2022 by Smt. Kusum Bajirao Darshale and others in favour of M/s. Nexus Properties.
- 2.11 Release Deed dated 09.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22691/2024 by Mr. Sarubai Dagadu Alhat & others in favour of Mr. Hiranman Digambar Darshale & others.
- 2.12 Confirmation Deed dated 09.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22690/2024 by Mr. Rajaram Baburao Darshale and others in favour of Mr. Hiranman Digambar Darshale and others.
- 2.13 Legal Heirs Affidavit dated 26.11.2024 of Late Salubai Babu Darshale.
- 2.14 Legal Heirs Affidavit dated 26.11.2024 of Late Bajirao Babu Darshale.
- 2.15 Legal Heirs Affidavit dated 26.11.2024 of Late Uttamrao Babu Darshale.
- 2.16 Commencement Certificate dated 27.12.2024 bearing No. BP/Punawale/88/2024 issued by Pimpri Chinchwad Municipal Corporation.

3. Search report for 30 years from 1995 till 2025.

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 M/s. Nexus Properties acquired development rights of land admeasuring about 2.60R i.e. 260 sq. mtr. out of Survey No. 41/47/2/2, land admeasuring about 27R i.e. 2700 sq. mtr. out of Survey 41/48, totally land admeasuring about 00H 29.6R i.e. 2960 sq. mtr. i.e. said land and the title of said land is clean, clear and marketable.

4. OWNER/PROMOTER OF THE LAND:

The said land belonged to Mr. Sachin Nivrutti Shinde, Mrs. Pooja Anil Salunkhe, Mrs. Sarika Vishal Mali, Mr. Kisan Dashrath Darshale, Mr. Arjun Dashrath Darshale, Smt. Aarti Kashinath Darshale, Miss Prajwala Kashinath Darshale, Mr. Prafulla Kashinath Darshale Mr. Chandrakant Nathu Darshale, Mr. Rahul Chandrakant Darshale, Mr. Mayur Chandrakant Darshale, Mr. Suresh Nathu Darshale, Mr. Rohan Suresh Darshale, Mr. Roshan Suresh Darshale, Mr. Ramchandra Nathu Darshale, Mr. Nilesh Ramchandra Darshale and Mr. Ajay Ramchandra Darshale, Smt. Kusum Bajirao Darshale, Mr. Balasaheb Bajirao Darshale, Mr. Rohidas Bajirao Darshale, Mrs.

Ranjana Hiranjan Jagtap, Mrs. Sangita Rohidas Darshale, Mrs. Prajakta Sachin Mate, Mrs. Chaya Balasaheb Darshale, Ms. Ankita Balasaheb Darshale, Mr. Omkar Balasaheb Darshale, Mr. Rajaram Baburao Darshale, Mrs. Subhadra Rajaram Darshale, Mr. Deepak Rajaram Darshale, Mrs. Manisha Deepak Darshale, Mr. Meghnath Deepak Darshale, Mr. Somnath Deepak Darshale, Mr. Dattatrya Rajaram Darshale, Mrs. Surekha Dattatrya Darshale, Ms. Anuja Dattatrya Darshale, Mrs. Nanda Khandu Alhat, Mrs. Sunita Sanjay Raut, Mr. Shankar Baburao Darshale, Mrs. Sitabai Shankar Darshale, Mr. Prabhakar Shankar Darshale, Mrs. Vaishali Prabhakar Darshale, Mr. Pratik Prabhakar Darshale, Ms. Priyanka Prabhakar Darshale, Mr. Vikram Shankar Darshale, Mrs. Pallavi Vikram Darshale, Mrs. Mangal Sunil Karne, Mrs. Ratnamala Ramchandra Jamdade, , Mr. Sitaran Baburao Darshale, Mrs. Prachi Navnath Darshale, Mrs. Surekha Gulab Bankar, Mr. Akshay Surendra Pandhare, Mr. Surendra Ramchandra Pandhare, Mrs. Jyoti Sanjay Kalamkar, Mrs. Manisha Manoj Fulvare, Mrs. Vidya Raju Bhujbal and Mrs. Reshma Ajit Mehtre.

5. The report reflecting the flow of the title of M/s. Nexus Properties on the said land is enclosed herewith as annexure.

Date: 23.01.2025



SWAPNIL AGARWAL
Advocate

Swapnil Agarwal

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

1. FLOW OF TITLE OF THE SAID LAND:

Survey No. 41/47/2/2 admeasuring about 2.60R i.e. 260 sq. mtrs.

- 1.1 That the land at Survey No. 41/47/2 admeasuring about 00 Acre 28.5 Guntha belonged to Mr. Maruti Sakharam Darshale, Mr. Vitthoba Laxman Darshale, Mrs. Godabai Laxman Darshale and Mrs. Tahnubai Laxman Darshale prior to the year 1947.
- 1.2 That thereafter the said Mr. Maruti Sakharam Darshale, Mr. Vitthoba Laxman Darshale, Mrs. Godabai Laxman Darshale and Mrs. Tahnubai Laxman Darshale sold the land at 41/47/2 admeasuring about 00 Acre 28.5 Guntha to Mr. Nathu Sawalarama Darshale, Mr. Dashrath Tukaram Darshale and Mr. Dhodu Dagadu Darshale vide Sale Deed dated 1.01.1947. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 328**. However, Mr. Dhodu Dagadu Darshale was not made party to further transaction.
- 1.3 That thereafter Weight and Measurement Act, 1958 & Indian Coinage Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are and therefore Survey No. 41/47/2 admeasuring about 00 Acre 28.5 Guntha has been converted into 00 Hectare 29 R. That the aforesaid effect is made on the 7/12 extract vide **Mutation Entry No. 720**. However, aforesaid Mutation Entry is not provided for my verification.
- 1.4 That according to **Mutation Entry No. 625** name of Mr. Nathu Sawalarama Darshale deleted from 7/12 extract.
- 1.5 That Annewari took place between Mr. Dashrath Tukaram Darshale, Mr. Dnyanoba Tukaram Darshale and Mr. Baban Tukaram Darshale. In furtherance of the same 5Anna 4 Paisa came to the share of Mr. Dashrath Tukaram Darshale, 5Anna 4 Paisa came to the share of Mr. Dnyanoba Tukaram Darshale and 5Anna 4 Paisa came to the share of Mr. Baban Tukaram Darshale. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 1088**.
- 1.6 That thereafter the said Mr. Dhodu alias Dhondiba Dagadu Darshale died in the year 1984, leaving behind Mr. Tukaram Dhondiba Darshale (son), Mr. Sakharam Dhondiba Darshale (son), Mr. Shantaram Dhondiba Darshale (son), Mr. Dnyaneshwar Dhondiba Darshale (son), Mr. Ramdas Dhondiba Darshale (son), Mrs. Kamalbai Sakharam Jadhav (daughter), Mrs. Gangubai Nivrutti (daughter), Mrs. Hirabai Bajirao Gaikwad (daughter), Mrs. Tarabai Balkrushna Jadhav (daughter) and Smt. Krushnabai Dhondiba Darshale (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 1153**. However, complete & clear copy of aforesaid Mutation Entry is not provided for my verification.
- 1.7 That partition took place between Mr. Dashrath Tukaram Darshale, Mr. Dnyanoba Tukaram Darshale and Mr. Baban Tukaram Darshale vide Order dated 12.08.1992, bearing No. TASHAG/SR/56/1992, before Hon'ble Tahsildar Mulshi and Survey No. 41/47/2 was divided into hissa no. In furtherance of the same the land at Survey No. 41/47/2/2 admeasuring about 480 sq. mtr. Came to the share of Mr. Dnyanoba Tukaram Darshale. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 1523**. However, as per aforesaid Mutation Entry Survey No. 41/47/2/2 was owned by Mr. Dnyanoba Tukaram Darshale & as per 7/12 extract Survey No. 41/47/2/2 was owned by Mr. Dashrath Tukaram Darshale and legal heirs of Mr. Dhodu alias Dhondiba Dagadu Darshale were not made party to the aforesaid transaction.

- 1.8 That thereafter the said Mr. Dashrath Tukaram Darshale, Mr. Dnyanoba Tukaram Darshale, Mr. Sunil Baban Darshale, Mrs. Indrayani Balasaheb Kandge and Smt. Muktabai Baban Darshale sold the land admeasuring about 2.2R out of Survey No. 41/47/2/2 alongwith other properties to Mr. Ramdas Dhondiba Darshale and Mr. Shantaram Dhondiba Darshale vide Sale Deed dated 19.06.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 2904/2000 read with Supplementary Agreement dated 21.01.2016, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 688/2016 on 22.01.2016 (traced in Search). In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 2129**. However, Mr. Anil Baban Darshale was not made party to the aforesaid transaction.
- 1.9 That thereafter the said Mr. Dashrath Tukaram Darshale died on 03.05.2002, leaving behind Mr. Kisan Dashrath Darshale (son), Mr. Arjun Dashrath Darshale (son), Mr. Kashinath Dashrath Darshale (son), Mrs. Gulabai Nivrutti Shinde (daughter) and Smt. Laxmibai Dashrath Darshale (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 2494**.
- 1.10 That thereafter the said Smt. Laxmibai Dashrath Darshale died on 27.12.2004, leaving behind her Mr. Kisan Dashrath Darshale (son), Mr. Arjun Dashrath Darshale (son), Mr. Kashinath Dashrath Darshale (son) & Mrs. Gulabai Nivrutti Shinde (daughter) as her legal heirs. However, name of Smt. Laxmibai Dashrath Darshale is not yet deleted from 7/12 extract.
- 1.11 That thereafter the said Mr. Kashinath Dashrath Darshale died on 28.10.2008, leaving behind Smt. Aarti Kashinath Darshale (wife), Mr. Prafulla Kashinath Darshale (son), Miss Prajwala Kashinath Darshale (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 3219**.
- 1.12 That thereafter the said Mrs. Gulabai Nivrutti Shinde released her share in Survey No. 41/47/2/2 alongwith other properties in favour of Mr. Kisan Dashrath Darshale, Mr. Arjun Dashrath Darshale Smt. Aarti Kashinath Darshale for self and as natural guardian of Miss Prajwala Kashinath Darshale, Mr. Prafulla Kashinath Darshale vide Release Deed dated 25.05.2018, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 3849/2018. In furtherance of the same her name was deleted from the 7/12 extract vide **Mutation Entry No. 5190**.
- 1.13 That Mrs. Gulabai Nivrutti Shinde filed Special Civil Suit No. 8/2019 before Civil Court Senior Division, Pune in respect of Survey No. 41/47/2/2 alongwith other properties against Mr. Kisan Dashrath Darshale, Mr. Arjun Dashrath Darshale, Smt. Aarti Kashinath Darshale and Mr. Prafulla Kashinath Darshale for Cancellation & Injunction. That the aforesaid suit was compromised between the parties vide Order dated 27.07.2023.
- 1.14 That thereafter the said Late Mrs. Gulabai Nivrutti Shinde through her legal heirs i.e. Mr. Sachin Nivrutti Shinde, Mrs. Pooja Anil Salunkhe, Mrs. Sarika Vishal Mali, Mr. Kisan Dashrath Darshale, Mr. Arjun Dashrath Darshale, Smt. Aarti Kashinath Darshale, Miss Prajwala Kashinath Darshale and Mr. Prafulla Kashinath Darshale assigned development rights of the land admeasuring about 2.60R out of Survey No. 41/47/2/2 in favour of M/s. Nexus Properties vide Development Agreement dated 09.11.2023, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22576/2023 and Power of Attorney dated 09.11.2023, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22577/2023.
- 1.15 That on the consideration of Development Agreement the said M/s. Nexus Properties agreed to allot 2000 sq. ft. saleable construction in favour of Mr. Sachin Nivrutti Shinde, Mrs. Pooja Anil Salunkhe, Mrs. Sarika Vishal Mali within a period of 30 months from the date of obtaining all permission.
- 1.16 That in the aforesaid manner the said M/s. Nexus Properties acquired development rights of the aforesaid land.

Survey No. 41/48 admeasuring about 05.67R i.e. 567 sq. mtrs.

- 1.17 That the Survey No. 41/48, admeasuring about 8800 sq. mtr. Belonged to Mr. Pira Narayan Mali, Mr. Nathu Laxman Mali, Mr. Babu Sambhu Mali alias Darshale, Mr. Nathu Savala Mali, and Mr. Tukaram Mahadu Mali prior to the year 1965. However, Mr. Pira Narayan Mali, Mr. Nathu Laxman Mali, Mr. Babu Sambhu Mali alias Darshale and Mr. Tukaram Mahadu Mali were not made party to the further transaction.
- 1.18 That thereafter the said Mr. Nathu Savala Mali alias Darshale died on 12.05.2008, leaving behind him Mr. Suresh Nathu Darshale (son), Mr. Chandrakant Nathu Darshale (son), Mr. Ramhari Nathu Darshale (son), Mrs. Muktabai Popat Dendge (daughter), Mrs. Anjanabai Dagdu Mali (daughter), Mrs. Sulochana Bhagwan Sevkar (daughter), Mrs. Shankuntala Baburao Bhujbal (daughter) and Mrs. Saraswati Shamrao Zagde (daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of the aforesaid land vide **Mutation Entry No. 3129**.
- 1.19 That according to Order dated 31.10.2018 issued by Tahasildar Mulshi (Paud) name of Mr. Ramchandra Nathu Darshale instead of Mr. Ramhari Nathu Darshale. In furtherance of the same effect was given to 7/12 extract vide **Mutation Entry No. 5224**.
- 1.20 That thereafter the said Mrs. Saraswati Shamrao Zagde released her share in Survey No. 41/48 in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale and Mr. Suresh Nathu Darshale vide Release Deed dated 01.07.2019, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 11171/2019. In furtherance of the same her name was deleted from the 7/12 extract vide **Mutation Entry No. 5366**.
- 1.21 That thereafter the said Mrs. Shankuntala Baburao Bhujbal released her share in Survey No. 41/48 in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale, Mr. Suresh Nathu Darshale vide Release Deed dated 13.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 8185/2019. In furtherance of the same her name was deleted from the 7/12 extract vide **Mutation Entry No. 5340**.
- 1.22 That thereafter the said Mrs. Muktabai Popat Dendge and Mrs. Anjanabai Dagdu Mali alias Anjanabai Nathu Darshale released their share in Survey No. 41/48 in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale and Mr. Suresh Nathu Darshale vide Release Deed dated 06.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 7854/2019. In furtherance of the same their names were deleted from the 7/12 extract vide **Mutation Entry No. 5313**.
- 1.23 That thereafter the said Mrs. Bebitai alias Sulochana Bhagwan Sevkar released her share in Survey No. 41/48 in favour of Mr. Chandrakant Nathu Darshale, Mr. Ramhari alias Ramchandra Nathu Darshale and Mr. Suresh Nathu Darshale vide Release Deed dated 13.05.2019, which is duly registered in the office of Sub Registrar Haveli No. 15, at Serial No. 8402/2019 on 16.05.2019. In furtherance of the same her name was mutated on 7/12 extract vide **Mutation Entry No. 5324.(Traced in Search)**
- 1.24 That thereafter the said Mr. Chandrakant Nathu Darshale, Mr. Rahul Chandrakant Darshale, Mr. Mayur Chandrakant Darshale, Mr. Suresh Nathu Darshale, Mr. Rohan Suresh Darshale, Mr. Roshan Suresh Darshale, Mr. Ramchandra Nathu Darshale, Mr. Nilesh Ramchandra Darshale and Mr. Ajay Ramchandra Darshale assigned developments rights of the aforesaid land in favour of M/s. Nexus Properties, vide Development Agreement dated 06.09.2022, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 17042/2022 and Power of Attorney dated 06.09.2022, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 17043/2022.
- 1.25 That in consideration of the aforesaid Development Agreement the said M/s. Nexus Properties agreed to allot 775 sq. ft. Saleable constructed premises in favour of aforesaid owners within a period of 36 months from the date aforesaid Development Agreement.

- 1.26 That in the aforesaid manner M/s. Nexus Properties acquired developments rights of the aforesaid land.

Survey No. 41/48 admeasuring about 02R i.e. 200 sq. mtrs

- 1.27 That thereafter the said Mr. Chandrakant Nathu Darshale, Mr. Rahul Chandrakant Darshale, Mr. Mayur Chandrakant Darshale, Mr. Suresh Nathu Darshale, Mr. Rohan Suresh Darshale, Mr. Roshan Suresh Darshale, Mr. Ramchandra Nathu Darshale, Mr. Nilesh Ramchandra Darshale and Mr. Ajay Ramchandra Darshale assigned development rights of the land admeasuring about 200 sq. mtr. Out of Survey No. 41/48 in favour of M/s. Nexus Properties vide Development Agreement dated 06.09.2022, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 17040/2022 and Power of Attorney dated 06.09.2022, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 17041/2022.
- 1.28 That in consideration of the aforesaid Development Agreement the said M/s. Nexus Properties agreed to allot 1551 sq. ft. Saleable constructed premises in favour of aforesaid owners within a period of 36 months from the date aforesaid Development Agreement.

- 1.29 That in the aforesaid manner M/s. Nexus Properties acquired developments rights of the aforesaid land.

Survey No. 41/48 admeasuring about 15.33R i.e. 1533 sq. mtrs.

- 1.30 That the Survey No. 41/48, admeasuring about 8800 sq. mtr. Belonged to Mr. Pira Narayan Mali, Mr. Nathu Laxman Mali, Mr. Babu Sambhu Mali alias Darshale, Mr. Nathu Savala Mali, and Mr. Tukaram Mahadu Mali prior to the year 1965. However, Mr. Pira Narayan Mali, Mr. Nathu Laxman Mali, Mr. Nathu Savala Mali and Mr. Tukaram Mahadu Mali were not made party to the further transaction.
- 1.31 That thereafter the said Mr. Babu Sambhu Mali alias Darshale died on 28.11.1975, leaving behind him Mr. Digambar Babu Darshale (son), Mr. Uttamrao Babu Darshale (son), Mr. Bajirao Babu Darshale (son), Mr. Rajaram Babu Darshale (son), Mr. Sitaram Babu Darshale (son), Mr. Shankar Babu Darshale (son) and Smt. Salubai Babu Darshale (widow) as his legal heirs. In furtherance of the same the name of Mr. Digambar Babu Darshale as HUF was mutated on 7/12 extract of the aforesaid land vide Mutation Entry No. 938. However, aforesaid Mutation Entry is not provided for my verification.
- 1.32 That according to the Mutation Entry No 4430 remark of HUF was deleted and names of all owners were mutated on 7/12 extract i.e. Mr. Digambar Babu Darshale, Mr. Uttamrao Babu Darshale, Mr. Bajirao Babu Darshale, Mr. Rajaram Babu Darshale, Mr. Sitaram Babu Darshale, Mr. Shankar Babu Darshale and Smt. Salubai Babu Darshale.
- 1.33 That thereafter the said Smt. Salubai Babu Darshale died on 25.02.1992, leaving behind her Mr. Digambar Babu Darshale (son), Mr. Uttamrao Babu Darshale (son), Mr. Bajirao Babu Darshale (son), Mr. Rajaram Babu Darshale (son), Mr. Sitaram Babu Darshale (son) and Mr. Shankar Babu Darshale (son) as her legal heirs and the name of Mr. Uttamrao Babu Darshale is not mentioned in aforesaid Affidavit dated 26.11.2024 . However name of Smt. Salubai Babu Darshale is not yet deleted from the 7/12 extract.
- 1.34 That thereafter the said Mr. Bajirao Babu Darshale died on 24.06.2020, leaving behind him Smt. Kusum Bajirao Darshale (Widow), Mr. Balasaheb Bajirao Darshale (Son), Mr. Rohidas Bajirao Darshale (Son) & Mrs. Ranjana Hiranman Jagtap (Daughter) as his legal heirs. However name of Mr. Bajirao Babu Darshale is not yet deleted from the 7/12 extract.
- 1.35 That thereafter the said Mrs. Anita Surendra Pandhare died on 28.04.2018, leaving behind her Mr. Akshay Surendra Pandhare as her legal heirs. However Mutation Entry of the aforesaid transaction is not provided for my verification.

- 1.36 That thereafter the said Mr. Uttamrao Babu Darshale died on 26.04.2000 and Smt. Yamunabai Uttamrao Darshale died on 13.09.2008, leaving behind them Late Vilas Uttam Darshale (son), Mr. Narayan Uttamrao Darshale (son), Mrs. Vitthabai Balu Jadhav (Daughter) and Mrs. Shewantabai Ananda Alhat (Daughter) as his legal heirs. However name of Mr. Uttamrao Babu Darshale is not yet deleted from the 7/12 extract.
- 1.37 That thereafter the said Mr. Vilas Uttam Darshale died 27.05.2024, leaving behind him Smt. Yogita Vilas Darshale (Widow), Mrs. Kajal Sham Burde (Daughter) and Mrs. Snehal Mahesh Alhat (Daughter) as his legal heirs. However, name of Mr. Vilas Uttam Darshale is not yet deleted from the 7/12 extract.
- 1.38 That thereafter the said Mr. Digambar Babu Darshale died on 27.05.2013, leaving behind Mr. Hiranman Digambar Darshale (son), Mr. Pandurang Digambar Darshale (son), Mr. Shivaji Digambar Darshale (son), Mrs. Sarubai Dagdu Alhat (daughter), Mrs. Manda Datta Ramane (daughter), and Mrs. Sundar Yashwant Jadhav (daughter) and Late Jijabai Digambar Darshale died on 11.06.2004 as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 5235**.
- 1.39 That thereafter the said Smt. Kusum Bajirao Darshale, Mr. Balasaheb Bajirao Darshale, Mr. Rohidas Bajirao Darshale, Mrs. Ranjana Hiranman Jagtap, Mrs. Sangita Rohidas Darshale, Mrs. Prajakta Sachin Mate, Mrs. Chaya Balasaheb Darshale, Ms. Ankita Balasaheb Darshale, Mr. Omkar Balasaheb Darshale, Mr. Rajaram Baburao Darshale, Mrs. Subhadra Rajaram Darshale, Mr. Deepak Rajaram Darshale, Mrs. Manisha Deepak Darshale, Mr. Meghnath Deepak Darshale, Mr. Somanath Deepak Darshale, Mr. Dattatrya Rajaram Darshale, Mrs. Surekha Dattatrya Darshale, Ms. Anuja Dattatrya Darshale, Mrs. Nanda Khandu Alhat, Mrs. Sunita Sanjay Raut, Mr. Shankar Baburao Darshale, Mrs. Sitabai Shankar Darshale, Mr. Prabhakar Shankar Darshale, Mrs. Vaishali Prabhakar Darshale, Mr. Pratik Prabhakar Darshale, Ms. Priyanka Prabhakar Darshale, Mr. Vikram Shankar Darshale, Mrs. Pallavi Vikram Darshale, Mrs. Mangal Sunil Karne, Mrs. Ratnamala Ramchandra Jamdade, Mr. Sitaram Baburao Darshale, Mrs. Kantabai Sitaram Darshale, Mr. Navnath Sitaram Darshale, Mrs. Prachi Navnath Darshale, Mrs. Surekha Gulab Bankar, Mr. Akshay Surendra Pandhare, Mr. Surendra Ramchandra Pandhare, Mrs. Jyoti Sanjay Kalamkar, Mrs. Manisha Manoj Fulvare, Mrs. Vidya Raju Bhujbal and Mrs. Reshma Ajit Mehtre assigned developments rights of the aforesaid land in favour of M/s. Nexus Properties, vide Development Agreement dated 16.02.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1674/2022 and Power of Attorney dated 16.02.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1675/2022. However, Mr. Pandurang Digambar Darshale, Mr. Shivaji Digambar Darshale, Mrs. Sarubai Dagdu Alhat, Mrs. Manda Datta Ramane & Mrs. Sundar Yashwant Jadhav were not made party to the aforesaid Development Agreement & Power of Attorney.
- 1.40 That in consideration of the aforesaid Development Agreement the said M/s. Nexus Properties agreed to allot 14013.5 sq. ft. Saleable constructed premises in favour of aforesaid owners within a period of 36 months from the date aforesaid Development Agreement.
- 1.41 That in the aforesaid manner M/s. Nexus Properties acquired developments rights of the aforesaid land.

Survey No. 41/48 admeasuring about 04R i.e. 400 sq. mtrs

- 1.42 That thereafter the said Smt. Kusum Bajirao Darshale, Mr. Balasaheb Bajirao Darshale, Mr. Rohidas Bajirao Darshale, Mrs. Ranjana Hiranman Jagtap, Mrs. Sangita Rohidas Darshale, Mrs. Prajakta Sachin Mate, Mrs. Chaya Balasaheb Darshale, Ms. Ankita Balasaheb Darshale, Mr. Omkar Balasaheb Darshale, Mr. Rajaram Baburao Darshale, Mrs. Subhadra Rajaram Darshale, Mr. Deepak Rajaram Darshale, Mrs. Manisha Deepak Darshale, Mr. Meghnath Deepak Darshale, Mr. Somanath Deepak Darshale, Mr. Dattatrya Rajaram Darshale, Mrs. Surekha Dattatrya Darshale, Ms. Anuja Dattatrya Darshale, Mrs. Nanda Khandu Alhat, Mrs. Sunita Sanjay Raut, Mr. Shankar Baburao Darshale, Mrs. Sitabai Shankar Dattatrya Darshale, Mr. Prabhakar Shankar Dattatrya Darshale, Mrs. Vaishali Prabhakar Darshale, Mr. Pratik Prabhakar Darshale, Ms.

Priyanka Prabhakar Darshale, Mr. Vikram Shankar Darshale, Mrs. Pallavi Vikram Darshale, Mrs. Mangal Sunil Karne, Mrs. Ratnamala Ramchandra Jamdade, Mr. Sitaram Baburao Darshale, Mrs. Kantabai Sitaram Darshale, Mr. Navnath Sitaram Darshale, Mrs. Prachi Navnath Darshale, Mrs. Surekha Gulab Bankar, Mr. Akshay Surendra Pandhare, Mr. Surendra Pandhare, Mrs. Jyoti Sanjay Kalamkar, Mrs. Manisha Manoj Fulvare, Mrs. Vidya Raju Bhujbal and Mrs. Reshma Ajit Mehtre assigned developments rights of the land admeasuring about 400 sq. mtr. Out of 41/48 in favour of M/s. Nexus Properties, vide Development Agreement dated 16.02.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1660/2022 and Power of Attorney dated 16.02.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1661/2022. However, Mr. Pandurang Digambar Darshale, Mr. Shivaji Digambar Darshale, Mrs. Sarubai Dagdu Alhat, Mrs. Manda Datta Ramane & Mrs. Sundar Yashwant Jadhav were not made party to the aforesaid Development Agreement & Power of Attorney.

1.43 That thereafter the said Late. Uttamrao Babu Darshale through legal heirs Late. Vilas Uttam Darshale through legal heirs Mrs. Yogita Vilas Darshale, Mrs. Kajal Sham Burde, Mrs. Snehal Mahesh Alhat, Mr. Narayan Uttamrao Darshale, Mrs. Vitthabai Balu Jadhav, Mrs. Shewantabai Ananda Alhat, Mr. Hiranman Digambar Darshale, Mr. Pandurang Digambar Darshale, Mr. Shivaji Digambar Darshale, Mrs. Sarubai Dagadu Alhat, Mrs. Manda alias Mandakini Datta Ramane and Mrs. Sundar Yashwant Jadhav confirmed the aforesaid Development Agreement and Power of Attorney in favour of M/s. Nexus Properties vide Confirmation Deed dated 09.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22689/2024.

1.44 That thereafter the said Mr. Rajaram Baburao Darshale, Mr. Navnath Sitaram Darshale, Late Bajirao Babu Darshale through his legal heirs Mr. Rohidas Bajirao Darshale and Mr. Balasaheb Bajirao Darshale and Mr. Shankar Babu Darshale executed confirmation Deed in favour of Mr. Hiranman Digambar Darshale, Mr. Pandurang Digambar Darshale and Mr. Shivaji Digambar Darshale in respect of Survey No. 41/48 admeasuring about 4.50R, vide Confirmation Deed dated 09.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22690/2024.

1.45 That thereafter the said Mr. Sarubai Dagadu Alhat, Mrs. Manda Datta Ramane & Mrs. Sunder Yashwant Jadhav released their share in the Survey No. 41/48 alongwith others properties in favour of Mr. Hiranman Digambar Darshale, Mr. Pandurang Digambar Darshale and Mr. Shivaji Digambar Darshale, vide Release Deed dated 09.10.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22691/2024.

1.46 That in the aforesaid manner M/s. Nexus Properties acquired developments rights of the aforesaid land.

2. DOCUMENT TRACED IN SEARCH:

2.1 That thereafter the said Mr. Pandit Dnyanoba Darshale, Mr. Raju Dnyanoba Darshale and Mrs. Rukhnimi Dnyanoba Darshale gifted the land admeasuring about 573 sq. mtr. Out of Survey No. 41/48 in favour of Mr. Sameer Pandit Darshale, Mr. Santosh Pandit Darshale and Kunda Raju Darshale vide Gift Deed dated 24.10.2020, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7763/2020. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 5523.**

2.2 That Murlidhar Baburao Darshale has handed over land admeasuring about 76.67 sq. mt. out of Survey No. 41/48P to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 26.6.2020, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 2604/2020. In furtherance of the same the name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide **Mutation Entry No. 5427.**

2.3 That Murlidhar Baburao Darshale has handed over land admeasuring about 76.67 sq. mt. out of Survey No. 41/48P to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 25.6.2020, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 2603/2020 on 30.06.2020.

- 2.4 That thereafter the said Mr. Pandurang Sopan Darshale and Samarth Sopan Darshale sold the land admeasuring about 573 sq. mtr. Out of Survey No. 41/48 to Pushpa Pandurang Darshale for self and as a natural guardian of Shubham Pandurang Darshale and Vaibhav Samarth Darshale vide Sale Deed dated 24.10.2020, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 7762/2020. In furtherance of the same their names were mutated on 7/12 extract vide **Mutation Entry No. 5451**.
- 2.5 That thereafter the said Mr. Pandit Dnyanoba Darshale and others sold the land admeasuring about 573 sq. mtr. Out of Survey No. 41/48 to Bhavna Developers vide Sale Deed dated 13.10.2023, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 22764/2023.
- 2.6 That thereafter the said Shashikala Gorakh Gaikwad and Rukhmini Pandurang Jadhav release their share in Survey No. 41/48 in favour of Mr. Sanjay Dagdu Darshale and Mr. Jalindhar Dagdu Darshale vide Release Deed dated 25.07.2013, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6651/2013.
- 2.7 That thereafter the said Hirabai Sopan Darshale and Mrs. Bharati Jaywant Shevakar release their share in Survey No. 41/48 in favour of Samarth Sopan Darshale and Mr. Pandurang Sopan Darshale vide Release Deed dated 27.04.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 4271/2012.
- 2.8 That thereafter the said Mr. Chandrakant Vitthal Kudale and others assigned development rights of the land admeasuring about 200 sq. mtr. Out of Survey No. 41/48 in favour of Samarth Trimurti Property vide Development Agreement dated 11.07.2012, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6901/2012.
- 2.9 That thereafter the said Mr. Shashikant Viital Kudale and others and others assigned development rights of the land admeasuring about 200 sq. mtr. Out of Survey No. 41/48 in favour of Samarth Trimurti Property vide Development Agreement dated 03.07.2012, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6404/2012 read with Supplementary Agreement dated 03.05.2016, which is duly registered in the Sub Registrar Haveli No. 26, at serial No. 3906/2016.
- 2.10 That thereafter the said Mr. Balasaheb Genubhau Darshale and others assigned development rights of the land admeasuring about 300 sq. mtr. Out of Survey No. 41/48 in favour of Mr. Raju Danyanoba Darshale and Mrs. Indarayani Balasaheb Kadage vide Sale Deed dated 17.06.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6278/2008.
- 2.11 That thereafter the said Mr. Balasaheb Genubhau Darshale and others assigned development rights of the land admeasuring about 300 sq. mtr. Out of Survey No. 41/48 in favour of Mr. Sunil Baban Darshale and Mr. Raju Danyanoba Darshale vide Development Agreement dated 12.02.2008, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 1640/2008.
- 2.12 That thereafter the said Mr. Shankar Baburao Darshale and others assigned development rights of the land admeasuring about 416 sq. mtr. Out of Survey No. 41/48 in favour of Samarth Trimurti Property vide Development Agreement dated 05.03.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 1565/2014. That the aforesaid Development Agreement dated 12.06.2018 was cancelled vide Cancellation Deed dated 12.06.2018 which is duly registered in the office of Sub Registrar Haveli No. 24 at Serial No. 7221/2018.
- 2.13 That thereafter the said Mr. Ramdas Dhondiba Darshale and others assigned the development rights of the land admeasuring about 110 sq. mtr. Out of Survey No. 41/47/2/2, land admeasuring about 110 sq. mtr. Out of Survey No. 41/47/2/3 and land admeasuring about 120 sq. mtr. Out of Survey No. 41/47/2/4 in favour of M/s. Samarththa Trimurti Properties vide

Development Agreement dated 21.03.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 3116/2012 and Power of Attorney dated 21.03.2012, which is duly registered in the office of the Sub Registrar Haveli No. 5 at Serial No. 3117/2012 read with Supplementary Agreement dated 23.09.2015, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 7625/2015 and Supplementary Agreement dated 23.09.2015, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 7627/2015 and Supplementary Agreement dated 21.01.2016, which is duly registered in the Sub Registrar Haveli No. 26, at Serial No. 688/2016 on 22.01.2016.

- 2.14 That thereafter the said Mr. Shantaram Dhondiba Darshale and others assigned development rights of the land admeasuring about 101 sq. mtr. Out of Survey No. 41/47/2/2 in favour of Samarth Trimurti Property vide Development Agreement dated 26.04.2012, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4572/2012 read with Supplementary Agreement dated 23.09.2015, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 7625/2015 and Supplementary Agreement dated 23.09.2015, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 7627/2015 read with Supplementary Agreement dated 26.12.2024, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 27233/2024. (Traced in Search).
- 2.15 That thereafter the said Mr. Dnyanoba Tukaram Darshale availed loan from Priyadharshani Vikas Society by creating charge over the Survey No. 41/47/2/2 on 09.11.1993. In furtherance of the same Priyadharshani Vikas Society was mutated on the 7/12 extract vide Mutation Entry No. 1575. That the aforesaid loan has been repaid vide **Mutation Entry No. 5600**.
- 2.16 That Hon'ble Tahsildar, Maval, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Gat No. 41/48 and other properties. In furtherance of the same aforesaid effect was mutated on the 7/12 extract vide **Mutation Entry No. 4919**.
- 2.17 That Hon'ble Tahsildar, Maval, District Pune vide Order dated 07.05.2016 corrected the Computerized 7/12 Extract, pertaining to Gat No. 41/47/2/2 and other properties. In furtherance of the same aforesaid effect was mutated on the 7/12 extract vide **Mutation Entry No. 4861**.

3. POSSESSION:

It appears from the documentary records that Mr. Sachin Nivrutti Shinde, Mrs. Pooja Anil Salunkhe, Mrs. Sarika Vishal Mali, Mr. Kisan Dashrath Darshale, Mr. Arjun Dashrath Darshale, Smt. Aarti Kashinath Darshale, Miss Prajwala Kashinath Darshale, Mr. Prafulla Kashinath Darshale Mr. Chandrakant Nathu Darshale, Mr. Rahul Chandrakant Darshale, Mr. Mayur Chandrakant Darshale, Mr. Suresh Nathu Darshale, Mr. Rohan Suresh Darshale, Mr. Roshan Suresh Darshale, Mr. Ramchandra Nathu Darshale, Mr. Nilesh Ramchandra Darshale and Mr. Ajay Ramchandra Darshale, Smt. Kusum Bajirao Darshale, Mr. Balasaheb Bajirao Darshale, Mr. Rohidas Bajirao Darshale, Mrs. Ranjana Hiranjan Jagtap, Mrs. Sangita Rohidas Darshale, Mrs. Prajakta Sachin Mate, Mrs. Chaya Balasaheb Darshale, Ms. Ankita Balasaheb Darshale, Mr. Omkar Balasaheb Darshale, Mr. Rajaram Baburao Darshale, Mrs. Subhadra Rajaram Darshale, Mr. Deepak Rajaram Darshale, Mrs. Manisha Deepak Darshale, Mr. Meghnath Deepak Darshale, Mr. Somnath Deepak Darshale, Mr. Dattatrya Rajaram Darshale, Mrs. Surekha Dattatrya Darshale, Ms. Anuja Dattatrya Darshale, Mrs. Nanda Khandu Alhat, Mrs. Sunita Sanjay Raut, Mr. Shankar Baburao Darshale, Mrs. Sitabai Shankar Darshale, Mr. Prabhakar Shankar Darshale, Mrs. Vaishali Prabhakar Darshale, Mr. Pratik Prabhakar Darshale, Ms. Priyanka Prabhakar Darshale, Mr. Vikram Shankar Darshale, Mrs. Pallavi Vikram Darshale, Mrs. Mangal Sunil Karne, Mrs. Ratnamala Ramchandra Jamdade, , Mr. Sitaram Baburao Darshale, Mrs. Prachi Navnath Darshale, Mrs. Surekha Gulab Bankar, Mr. Akshay Surendra Pandhare, Mr. Surendra Ramchandra Pandhare, Mrs. Jyoti Sanjay Kalamkar, Mrs. Manisha Manoj Fulvare, Mrs. Vidya Raju Bhujbal and Mrs. Reshma Ajit Mehtre are having true and legal possession of the said property and Present Developer i.e. M/s. Nexus Properties is having License possession for the purpose of Development of the said property.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 27.12.2024 bearing No. BP/Punawale/88/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

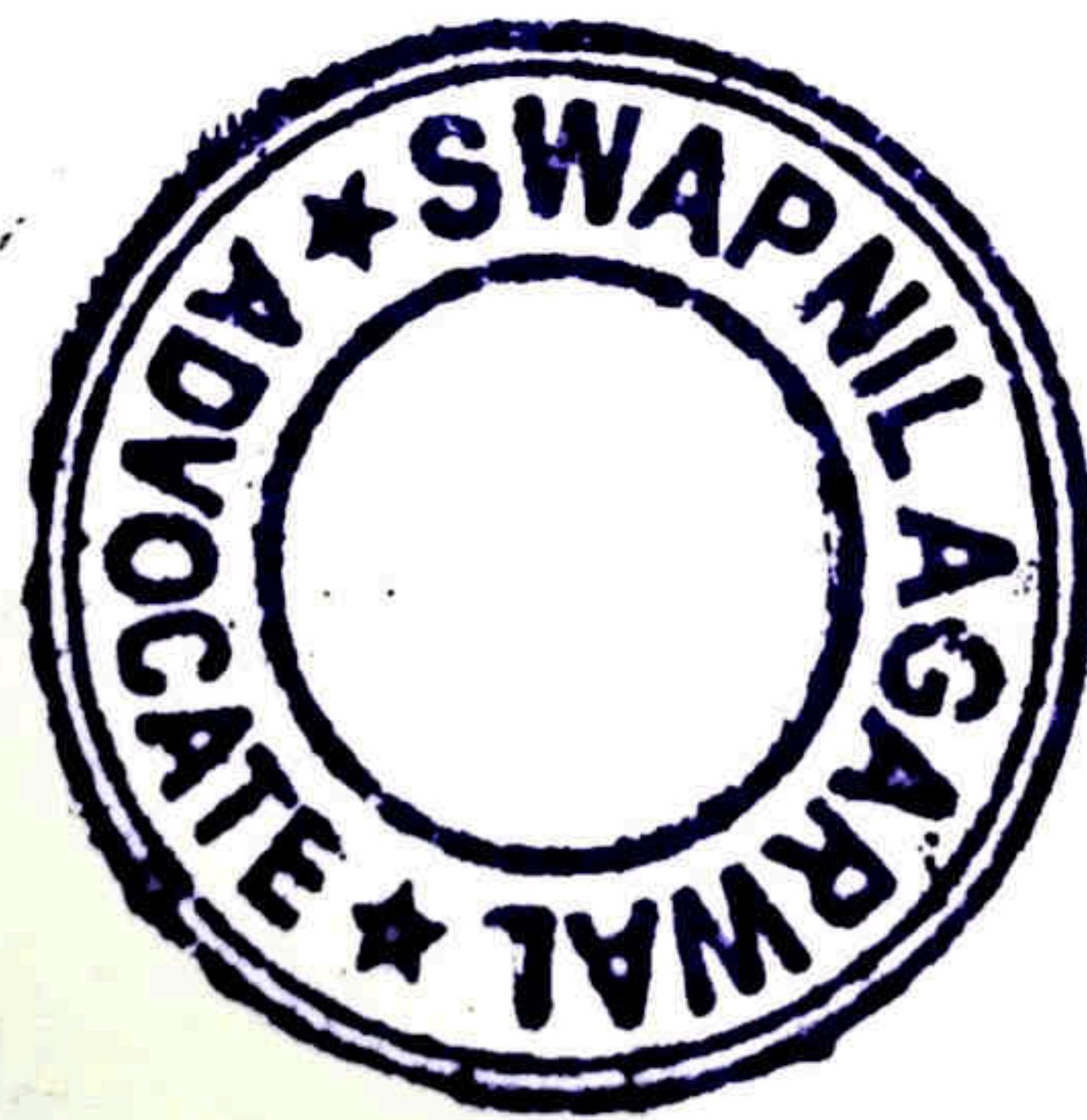
5. **ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Nexus Properties has acquired development rights of land admeasuring about 2.60R i.e. 260 sq. mtr. out of Survey No. 41/47/2/2, land admeasuring about 27R i.e. 2700 sq. mtr. out of Survey 41/48, totally land admeasuring about 00H 29.6R i.e. 2960 sq. mtr. i.e. **said land** and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

7. **Litigations if any: NIL**

Date: 23.01.2025



SWAPNIL AGARWAL
Advocate



CHALLAN
MTR Form Number-6



GRN MH000958066202425E		BARCODE 		Date 22/04/2024-12:38:26		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name		ADVOCATE SWAPNIL AGARWAL	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No.		SURVEY NO. 41	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		PUNAWALE	
				Area/Locality		HAVELI PUNE	
				Town/City/District			
				PIN			
				Remarks (If Any) SEARCH FOR 30 YEARS			
				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.	69103332024042211363	740996037
Cheque/DD No.				Bank Date	RBI Date	22/04/2024-12:42:20	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

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