



CHALLAN  
MTR Form Number-6



GRN	MH008599972202324E	BARCODE	[Barcode]		Date	26/09/2023-12:24:09	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL22_HAVELI 22 JOINT SUB REGISTRAR			Full Name	ADVOCATE NILESHKUMAR LAXMAN SHINGARE					
Location	PUNE			Flat/Block No.	PLOT NO. 49 AND 50 CTS NO. 942 AND 943 S. NO. 120					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount In Rs.								
0030072201 SEARCH FEE		750.00		Road/Street	2393.30					
				Area/Locality	KOTHRUD PUNE					
				Town/City/District						
				PIN	4	1	1	0	3	9
				Remarks (If Any)	SEARCH FEE FOR THIRTY YEARS					
				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.	00040572023092692788		IKOCLRKYLS		
Cheque/DD Details				Bank Date	RBI Date	26/09/2023-12:24:24		Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9096981089

सदर चलन "ट्रिपल ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.



**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

To,  
MahaRERA  
Maharashtra.

### LEGAL TITILE REPORT

Sub :- Title Clearance certificate with respect to Plot No. 49 and 50 at CTS No. 942 and 943 having its Survey No. 120 admeasuring area about 2393.30 Square Meters, Situated at Village Kothrud Taluka Haveli, District Pune.  
(hereafter refreed as the said "Plot")

I have investigated the title of the said plot on the request of M/s. Lotus Landmarks and following documents i. e.

#### 1. Description of Property

All those pieces and parcels of non-agricultural lands or ground bearing Plot No. 49 and 50 at CTS No. 942 and 943 having its Survey No. 120 admeasuring area about 2393.30 Square Meters situated at Village Kothrud, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Pune and which is bounded as follows :-

On or Towards East :- By Colony Road and Recreation Ground (as per layout).  
On or towards South :- By Colony Road.  
On or towards West :- By D. P. Road.  
On or towards North :- By Plot No. 51.

  


**NILESHKUMAR L. SHINGARE**  
**Advocate**

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

**2. The documents of allotment of Plot.**

- a. Xerox copy of 7/12 extract and mutation entries.
- b. Xerox copy of Commencement Certificate dated 29/01/1986 bearing No. 2829, issued by Pune Municipal Corporation, Pune.
- c. Xerox copy of Commencement Certificate dated 19/06/1987 bearing No. 3507, issued by Pune Municipal Corporation, Pune.
- d. Xerox copy of NA Order dated 12/06/1985 in case No. NA/SR/PRH/305/85, issued by Collector, Pune.
- e. Xerox copy of NA Order dated 05/01/1985 in case No. NA/SR/IV.H. 760/1984, issued by Collector, Pune.
- f. Xerox copy of Completion Certificate Part – 1 dated 17/12/1986 bearing No. 4800, issued by Pune Municipal Corporation, Pune.
- g. Xerox copy of Completion Certificate Part – 2 dated 23/09/1987 bearing No. 587, issued by Pune Municipal Corporation, Pune.
- h. Xerox copy of Completion Certificate Part – 3 bearing No. 2112, issued by Pune Municipal Corporation, Pune.
- i. Xerox copy of Completion Certificate Part – 4 dated bearing No. 3972, issued by Pune Municipal Corporation, Pune.
- j. Xerox copy of Completion Certificate Part – 5 dated 16/02/1990 bearing No. 501, issued by Pune Municipal Corporation, Pune.
- k. Xerox copy of Society Registration Certificate dated 04/01/1988 bearing no. PNA/(PNA)/HSG/(TC)1164/88-89, issued by Deputy Registrar Co-operative Society, Pune City, Pune.



**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

l. Xerox copy of Deemed Conveyance Order dated 24/11/2014 in in Deemed Conveyance Application No. 163/2014, issued by District Sub-Registrar Co-operative Society, Pune City.

m. Xerox copy of Deemed Conveyance dated 25/04/2017, which is duly registered in the office of Sub-Registrar Haveli No. 21, Pune at Serial No. 5124/2017 by M/s. Salunke and Company and Mr. Vijaykumar Keshav Gadgil through Deputy Registrar Co-operative Society through authorized officer Mr. Atmaram Tukaram Jadhav in favour of Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Sanjay Dhondiba Dhamale.

n. Xerox of Development Agreement executed by and between the parties i. e Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Jitendra Dattatray Khade in favour of M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri, dated 23/09/2023, which is duly registered in the office of Sub-Registrar Haveli No. 22, Pune at Serial No. 21613/2023.

o. Xerox of Power of Attorney executed by and between the parties i. e Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Jitendra Dattatray Khade in favour of M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri, dated 23/09/2023, which is duly registered in the office of Sub-Registrar Haveli No. 22, Pune at Serial No. 21614/2023.



**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

3. Serach report for 30 years from 1994 to 2023 (till date).

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 Yojangandha Co-Operative Housing Society Limited is clear, marketable and without any encumbrances. But Yojangandha Co-Operative Housing Society Limited has assigned their/his development rights to M/s. Lotus Yojangandha Developers. And now M/s. Lotus Yojangandha Developers holding development rights and also they have holding actual and physical possession to the same.

**Owners of the land**

Plot No. 49 and 50 at CTS No. 942 and 943 having its Survey No. 120 admeasuring area about 2393.30 Square Meters - Yojangandha Co-Operative Housing Society Limited.

4. The report reflecting the flow of the title of the M/s. Lotus Yojangandha Developers on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 26/09/2023

Advocate.

Nileshkumar Laxman Shingare



**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

**FORMAT A**

(Circular No. 28/2021)

To,  
MahaRERA  
Maharashtra.

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

1. **FLOW OF TITLE :**

It appears that the land bearing Plot No. 49 and 50 at CTS No. 942 and 943 having its Survey No. 120 admeasuring area about 2407.27 Square Meters situated at Village Kothrud, Taluka Haveli, District Pune was owned and possessed by Mr. Vijaykumar Keshav Gadgil.

It further appears that the said Mr. Vijaykumar Keshav Gadgil assigned development rights of the said land to M/s. Salunke and Company Builder through Mrs. Shobha Ramrav Salunke vide Agreement dated 23/07/1984. It further appears that the said Mr. Vijaykumar Keshav Gadgil further executed an Power of Attorney on 23/07/1984 in favour of M/s. Salunke and Company Builder through Mrs. Shobha Ramrav Salunke to develop construct the said land.

It appears that Mr. Vijaykumar Keshav Gadgil has obtained permission u/s 44 of Maharashtra Land Revenue Code from the Collector, Pune of using the

*Nilesh*  


**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

---

said Plot No. 49 its Survey No. 120 for Non-Agricultural purpose vide Order No. NA/SR/PRH/305/85 dated 12/06/1985.

It appears that Mr. Vijaykumar Keshav Gadgil has obtained permission u/s 44 of Maharashtra Land Revenue Code from the Collector, Pune of using the said Plot No. 50 its Survey No. 120 for Non-Agricultural purpose vide Order No. NA/SR/IV.H. 760/1984 dated 05/01/1985.

It further appears that the Pune Municipal Corporation sanctioned the building plan in respect of the building proposed to constructed on the said land vide Commencement Certificate dated 11/10/1984, bearing no. 2305 and Commencement Certificate dated 29/01/1986 bearing no. 2829 and Commencement Certificate dated 19/06/1987 bearing no. 3507 and Commencement Certificate dated 21/09/1987 bearing no. 28 and Commencement Certificate dated 01/02/1990 bearing no. 5646.

It appears that Mr. Vijaykumar Keshav Gadgil have constructed building known as "Yojangandha" consisting of 52 Flats, 3 Shops and 1 Garage on the said land and Mr. Vijaykumar Keshav Gadgil has sold the said Flats, Shops and Garage to various Purchasers under various agreements.

It further appears that Mr. Vijaykumar Keshav Gadgil has obtained the Completion Certificate Part – 1 dated 17/12/1986 bearing No. 4800 and Completion Certificate Part – 2 dated 23/09/1987 bearing No. 587 and Completion Certificate Part – 3 bearing No. 2112 and Completion Certificate Part – 4 dated bearing No. 3972 and Completion Certificate Part – 5 dated



**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

16/02/1990 bearing No. 501 from the Pune Municipal Corporation, Pune in respect of the said building constructed on the said land.

It appears that Flat Purchasers of various flats, Shops and Garage came together and formed a Co-operative Housing Society in the name and style of Yojangandha Co-Operative Housing Society Limited and got the same registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. PNA/(PNA)/HSG/(TC)1164/88-89 dated 04/01/1988.

It further appears that said Yojangandha Co-Operative Housing Society Limited applied to District Sub-Registrar Co-operative Society, Pune City, Pune for Deemed Conveyance of the said land and construction standing thereon and the said District Sub-Registrar Co-operative Society, Pune City, Pune passed an order in favour of said Society in Deemed Conveyance Application No. 163/2014 on 24/11/2014.

It further appears that M/s. Salunke and Company and Mr. Vijaykumar Keshav Gadgil through Deputy Registrar Co-operative Society through authorized officer Mr. Atmaram Tukaram Jadhav executed Deemed Conveyance of the said land and construction standing thereon to and in favour of Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Sanjay Dhondiba Dhamale on 25/04/2017, which is duly registered in the office of Sub-Registrar Haveli No. 21, Pune at Serial No. 5124/2017. In furtherance of the same name of



---

Yojangandha Co-Operative Housing Society Limited were mutated on CTS No. 942 and 943 vide Mutation Entry No. 2672.

That in the aforesaid manner Yojangandha Co-Operative Housing Society Limited become absolute owner of the said land.

It appears that the said Yojangandha Co-Operative Housing Society Limited through its president Mr. Janardhan Narsingrav Koutal and Yojangandha Co-Operative Housing Society Limited through its Secretary Mr. Jitendra Dattatray Khade assigned development rights of the said land in favour of M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri vide Development Agreement dated 23/09/2023, which is duly registered in the office of Sub Registrar Haveli No. 22, Pune at Serial No. 21613/2023, and Power of Attorney dated 23/09/2023, which is duly registered in the office of Sub Registrar Haveli No. 22, Pune at Serial No. 21614/2023.

That in the aforesaid manner M/s. Lotus Yojangandha Developers acquired development rights of the said land.

2. I have caused to be taken search of Index II Registers maintained in the office of Sub-Registrar Haveli, Pune in respect of the said land, for the year 30 year i.e. 1994 to 2023 (till date). However from the available documents I have not come across any adverse transaction pertaining to the said land also some of the record had gone for binding and some was missing and not made available for scrutiny. It is pertinent to note that due to centralized system of registration it is not practically possible to conduct search in all the

*N. Shingare*  


**NILESHKUMAR L. SHINGARE**  
Advocate

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

registration offices. I have been informed that there are no other transactions pertaining to the said land barring the aforesaid. Hence my opinion is strictly based on the documents and information supplied me. I have paid search fees vide E challan.

3. I have no hesitation conclude and opinion that Yojangandha Co-Operative Housing Society Limited is the absolute owner of the said land.
4. But Yojangandha Co-Operative Housing Society Limited have assigned his development rights of the said land to the M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri and now to M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri having actual and physical possession over the same. The said Yojangandha Co-Operative Housing Society Limited having the title of the said land and the said title is good, clear and marketable without having any encumbrances and M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri acquired development rights in respect of the said land and M/s. Lotus Yojangandha Developers through its partner Mr. Satya Prabha Giri can construct over the said land as per sanctioned plans and specification and entitled to sell the same.

Date: 25/09/2023

  
  
Advocate

Nileshkumar Laxman Shingare