



Search & Title Report

Infinite Developers

Baner

Housiey.com

NITIN G. OMBALE

B.S.L., LL.B.

ADVOCATE

Office: Flat No.4, Second Floor, Om Shankar Building, CTS No.896/1, Raviwar Peth,
Pune 411002. Mobile No.9822196328 E-mail id: nitingombale@gmail.com

Date: 12/05/2023

FORMAT 'A'

To,

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan, Plot No.C-21, E-Block,

Bandra Kurla Complex, Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Subject	:	Title Clearance Certificate with respect to Properties bearing 1. Survey No.52/3 admeasuring area 00 Hectare 12 Aar + Potkharaba area 00 Hectare 04 Aar, 2(a) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar and 2(b) Survey No.52/4/2 admeasuring area 00 Hectare 02 Aar out of total area 00 Hectare 86 Aar, 3(a) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar, 3(b) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar, 3(c) Survey No.52/4/2 admeasuring area 00 Hectare 01 Aar out of total area 00 Hectare 86 Aar, 4. Survey No.52/4/50 admeasuring area 00 Hectare 06 Aar, 5. Survey No.52/4/53 admeasuring area 00 Hectare 02 Aar collectively total admeasuring area 00 Hectare 36 Aar i.e. 3600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation, Sub-Registrar Haveli, Pune (hereinafter referred to as "the said Properties").
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I have investigated the title of the said Properties on the request of Infinito Developers a registered Partnership Firm having Office at: House No.426, Office No.112, Galaxy Erela, Mhalunge, Pune 411045 through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel (hereinafter referred to as "the said Developer") and the following documents i.e.:

1. Description of the Properties/Lands:

All that piece and parcel of the Lands situated at Village Baner, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation, Sub-Registrar Haveli, Pune the details of the same is as under:

1. Land bearing Survey No.52/3 admeasuring area 00 Hectare 12 Aar + Potkharaba area 00 Hectare 04 Aar totally admeasuring area 00 Hectare 16 Aar i.e. 1600 sq. mtrs.
2. Lands bearing (a) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar i.e. 500 sq. mtrs. and (b) Survey No.52/4/2 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. out of total area 00 Hectare 86 Aar.
3. Lands bearing (a) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. (b) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar

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i.e. 200 sq. mtrs. and (c) Survey No.52/4/2 admeasuring area 00 Hectare 01 Aar i.e. 100 sq. mtrs out of total area 00 Hectare 86 Aar.

4. Land bearing Survey No.52/4/50 admeasuring area 00 Hectare 06 Aar i.e. 600 sq. mtrs.
5. Land bearing Survey No.52/4/53 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs.

Collectively admeasuring total area 00 Hectare 36 Aar i.e. 3600 sq. mtrs. collectively bounded as follows:

On or towards East	:	By Survey No.52 of the Property of Arjun Nanaware, Sopan Kalate and Salima Maniyar
On or towards West	:	By Survey No.52 of the Property of Crest Avenue Society
On or towards South	:	By Survey No.52 of the Property of Rajeev Gopal Shetty, Vidya Gopal Khandale and Internal Road
On or towards North	:	By Survey No.52 of the Property of Shashikant Kachare

Together with availing all benefits, as may be permissible under Development Control Rules pertaining to the road, amenity space and open space as well as all easements, appurtenances, ingress, egress, pathways, incidental, ancillary and consequential rights thereto (hereinafter referred to as "the said Properties").

2. The documents of allotment of said Properties:

- (i) Development Agreement dated 11/02/2020 registered in the Office of Sub-Registrar Haveli No.11 at Serial No.2666/2020 on 11/02/2020 followed by Power of Attorney registered in the Office of Sub-Registrar Haveli No.11 at Serial No.2667/2020 executed by Ramdas Hari Tamhane and others in favour of Infinito Developers a registered Partnership Firm represented through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel.
- (ii) Development Agreement dated 13/02/2020 registered in the Office of Sub-Registrar Haveli No.11 at Serial No.2979/2020 on 13/02/2020 followed by Power of Attorney registered in the Office of Sub-Registrar Haveli No.11 at Serial No.2980/2020 executed by Amit Shivaji Mule and others in favour of Infinito Developers a registered Partnership Firm represented through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel.



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- (iii) Development Agreement dated 01/09/2020 registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10020/2020 on 23/09/2020 followed by Power of Attorney registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10021/2020 on 23/09/2020 executed by K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatrya Murlidhar Bhunde, 2. Sagar Samual Parmar, 3. Jeetendra Vitthal Galande and 4. Chandrakant Gulabrao Kokate (retired Partner of K.B. Constructions) in favour of Infinito Developers a registered Partnership Firm represented through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel.
- (iv) Development Agreement dated 01/09/2020 registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10012/2020 on 23/09/2020 followed by Power of Attorney registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10014/2020 on 23/09/2020 executed by Sudhakar Sukdoji Ambekar and others in favour of Infinito Developers a registered Partnership Firm represented through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel.
- (v) Sale Deed dated 18/07/2022 registered in the Office of Sub-Registrar Haveli No.26 at Serial No.14112/2022 on 02/08/2022 executed by Haribhau Maruti Sutar in favour of Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsingh Rawal.
3. 7/12 Extract issued by Talathi Officer Baner, (Saja Pashan), Pune dated 08/05/2023 & 10/05/2023 and Mutation Entry Nos.19260, 19261, 20412, 20174, 18517, 22025, 4415 and 23862 issued by Tehsildar Haveli, Pune and Talathi Officer Baner, (Saja Pashan), Pune.
4. Search Report for 30 years from 1993 till 2023.
5. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Properties, I am of the opinion that the title of the following Owners are clear, marketable and without any encumbrances.

The Owners of the Properties:

Sr. No.	Survey No.	Name of Owner	Development Agreement Registration No.	Power of Attorney Registration No.	Area Admeasuring for the said Plot
1.	52/3	Ramdas Hari Tamhane	2666/2020	2667/2020	00 H. 12 R. + Potkharaba area 00 H. 04 R. total area 00 H. 16 R. (1600 sq. mtrs.)
2.	52/3	Pushpalata Ramdas Tamhane	2666/2020	2667/2020	
3.	52/3	Sagar Ramdas Tamhane	2666/2020	2667/2020	
4.	52/3	Swati Sagar Tamhane	2666/2020	2667/2020	



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5.	52/3	Shreya Sagar Tamhane	2666/2020	2667/2020
6.	52/3	Sangram Sagar Tamhane	2666/2020	2667/2020
7.	52/3	Sachin Ramdas Tamhane	2666/2020	2667/2020
8.	52/3	Rupali Sachin Tamhane	2666/2020	2667/2020
9.	52/3	Riya Sachin Tamhane	2666/2020	2667/2020
10.	52/3	Chirag Sachin Tamhane	2666/2020	2667/2020
11.	52/3	Sandhya Dattatray Satav	2666/2020	2667/2020
12.	52/3	Ananda Hari Tamhane	2666/2020	2667/2020
13.	52/3	Kalpna Ananda Tamhane	2666/2020	2667/2020
14.	52/3	Sandeep Ananda Tamhane	2666/2020	2667/2020
15.	52/3	Yogita Sandeep Tamhane	2666/2020	2667/2020
16.	52/3	Sharvri Sandeep Tamhane	2666/2020	2667/2020
17.	52/3	Shlok Sandeep Tamhane	2666/2020	2667/2020
18.	52/3	Nilima Sudheer Waghule (Nee Nilima Ananda Tamhane)	2666/2020	2667/2020
19.	52/3	Madhushree Vineet Kudale (Nee Madhushree Ananda Tamhane)	2666/2020	2667/2020
20.	52/3	Arjun Hari Tamhane	2666/2020	2667/2020
21.	52/3	Shaila Arjun Tamhane	2666/2020	2667/2020
22.	52/3	Ashish Arjun Tamhane	2666/2020	2667/2020
23.	52/3	Shwetal Ashish Tamhane	2666/2020	2667/2020
24.	52/3	Shriniwas Ashish Tamhane	2666/2020	2667/2020
25.	52/3	Pratik Arjun Tamhane	2666/2020	2667/2020
26.	52/3	Pallavi Pratik Tamhane	2666/2020	2667/2020
27.	52/3	Kaivalya Pratik Tamhane	2666/2020	2667/2020
28.	52/3	Rajendra Hari Tamhane	2666/2020	2667/2020
29.	52/3	Manisha Rajendra Tamhane	2666/2020	2667/2020
30.	52/3	Mukul Rajendra Tamhane	2666/2020	2667/2020
31.	52/3	Vinita Prashant Alhat (Nee Vinita Rajendra Tamhane)	2666/2020	2667/2020

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32.	52/3	Indubai Murlidhar Tamhane	2666/2020	2667/2020	
33.	52/3	Shankar Murlidhar Tamhane	2666/2020	2667/2020	
34.	52/3	Rajashri Shankar Tamhane	2666/2020	2667/2020	
35.	52/3	Shrutika Shankar Tamhane	2666/2020	2667/2020	
36.	52/3	Om Shankar Tamhane	2666/2020	2667/2020	
37.	52/3	Radha alias Radhabai Sitaram Nagare	2666/2020	2667/2020	
38.	52/3	Sangita Balkrishna Dudhal	2666/2020	2667/2020	
39.	52/4/1/42	Amit Shivaji Mule	2979/2020	2980/2020	00 H. 05 R. (500 sq. mtrs.)
40.	52/4/1/42	Madhura Amil Mule	2979/2020	2980/2020	
41.	52/4/1/42	Savari Amil Mule	2979/2020	2980/2020	
42.	52/4/1/42	Savali Amil Mule	2979/2020	2980/2020	
43.	52/4/1/42	Rudra Amil Mule	2979/2020	2980/2020	
	52/4/2	Amit Shivaji Mule	2979/2020	2980/2020	00 H. 02 R. (200 sq. mtrs.)
	52/4/2	Madhura Amil Mule	2979/2020	2980/2020	
	52/4/2	Savari Amil Mule	2979/2020	2980/2020	
	52/4/2	Savali Amil Mule	2979/2020	2980/2020	
	52/4/2	Rudra Amil Mule	2979/2020	2980/2020	
44.	52/4/50	Sudhakar Sukdoji Ambekar	10012/2020	10014/2020	00 H. 06 R. (600 sq. mtrs.)
	52/4/50	Sujata Sudhakar Ambekar	10012/2020	10014/2020	
	52/4/50	Rutuja Sudhakar Ambekar	10012/2020	10014/2020	
45.	52/4/1/51	K.B. Constructions	10020/2020	10021/2020	00 H. 02 R. (200 sq. mtrs.)
46.	52/4/52	K.B. Constructions	10020/2020	10021/2020	00 H. 02 R. (200 sq. mtrs.)
47.	52/4/2	K.B. Constructions	10020/2020	10021/2020	00 H. 01 R. (100 sq. mtrs.)
48.	52/4/53	Infinito Developers (Partnership Firm)	Sale Deed at Serial No.14112/2022		00 H. 02 R. (200 sq. mtrs.)

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6. The report reflecting the flow of the title of the Owners on the said Land is enclosed herewith as annexure.

Enclosed: Annexure

Date: 12/05/2023



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FORMAT 'A'

(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extract as on date of application.
- 2) Mutation Entry Nos.19260, 19261, 20412, 20174, 18517, 22025, 4415 and 23862.
- 3) Search Report 30 years from 1993 till 2023 from the Sub-Registrar Office at Haveli No.11, Pune.
- 4) Any other relevant title: Not applicable.
- 5) Litigation if any: Not applicable.
- 6) Encumbrances: Not applicable.

Date: 12/05/2023



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ANNEXURE 'A'

1) BRIEF TITLE FLOW HISTORY OF LANDS BEARING SURVEY NOS.52/3, 52/4/1/42, 52/4/2, 52/4/1/51, 52/4/52, 52/4/2, 52/4/50, 52/4/53 AS FOLLOWS:

1. Land bearing Survey No.52/3 totally admeasuring area 00 Hectare 16 Aar i.e. 1600 sq. mtrs. is the details as follows:

- (a) That, Land bearing Survey No.52/3 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Bhau Laxman Tamhane.
- (b) Thereafter Bhau Laxman Tamhane expired leaving behind him his legal heirs (i) Hari Bhau Tamhane, (ii) Murlidhar Bhau Tamhane, (iii) Sakhubhai Gorakhnath Shinde, (iv) Gangubai Ramchandra Alhat and (v) Salubai Bhau Tamhane. Accordingly, the names of (i) Hari Bhau Tamhane, (ii) Murlidhar Bhau Tamhane, (iii) Sakhubhai Gorakhnath Shinde, (iv) Gangubai Ramchandra Alhat and (v) Salubai Bhau Tamhane are mutated in Village Form 7, 7A and 12 Extract of the Land bearing Survey No.52/3 vide Mutation Entry No.1549.
- (c) Thereafter Sakhubhai Gorakhnath Shinde, Gangubai Ramchandra Alhat, Salubai Bhau Tamhane expired leaving behind their legal heirs (i) Hari Bhau Tamhane and (ii) Murlidhar Bhau Tamhane. Accordingly, the names of (i) Hari Bhau Tamhane and (ii) Murlidhar Bhau Tamhane are mutated in Village Form 7, 7A and 12 Extract of the Land bearing Survey No.52/3 vide Mutation Entry No.5214.
- (d) Thereafter Hari Bhau Tamhane expired 02/02/2013 leaving behind him his legal heirs (i) Ramdas Hari Tamhane, (ii) Ananda Hari Tamhane, (iii) Arjun Hari Tamhane, (iv) Rajendra Hari Tamhane and (v) Radha Sitaram Nagare. Accordingly, the names of (i) Ramdas Hari Tamhane, (ii) Ananda Hari Tamhane, (iii) Arjun Hari Tamhane, (iv) Rajendra Hari Tamhane and (v) Radha Sitaram Nagare are mutated in Village Form 7, 7A and 12 Extract of the Land bearing Survey No.52/3 vide Mutation Entry No.19260.
- (e) Thereafter Murlidhar Bhau Tamhane expired 09/12/2007 leaving behind him his legal heirs (i) Shankar Murlidhar Tamhane, (ii) Sangita Balkrishna Dudhal and (iii) Indumati Murlidhar Tamhane. Accordingly, the names of (i) Shankar Murlidhar Tamhane, (ii) Sangita Balkrishna Dudhal and (iii) Indumati Murlidhar Tamhane are



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mutated in Village Form 7, 7A and 12 Extract of the Land bearing Survey No.52/3 vide Mutation Entry No.19261.

- (f) Thereafter, as per the Mutation Entry No.23621 area 00 Hectare 12 Aar and + Potkharabha area 00 Hectare 04 Aar recorded in Village Form 7, 7A and 12 Extract of the Land bearing Survey No.52/3 of Village Baner, Tal. Haveli, Dist. Pune.
- (g) In the circumstances (i) Ramdas Hari Tamhane, (ii) Ananda Hari Tamhane, (iii) Arjun Hari Tamhane, (iv) Rajendra Hari Tamhane, (v) Radha Sitaram Nagare, (vi) Shankar Murlidhar Tamhane, (vii) Sangita Balkrishna Dudhal and (viii) Indumati Murlidhar Tamhane and others have comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (1) written hereunder.

2. **Lands bearing (A) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar i.e. 500 sq. mtrs. and (B) Survey No.52/4/2 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. out of admeasuring area 00 Hectare 86 Aar are the details as follows:**

(A) Land bearing Survey No.52/4/1/42:

- (a) That, Land bearing Survey No.52/4/1/42 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware.
- (b) By Sale Deed dated 13/01/1986 the said Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware sold out Land bearing Survey No.52/4/1 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 05 Aar in favour of Madhukar Nivrutti Yelwande with the consent by Sadhu Dagadu Chakankar and others. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.2 at Serial No.527/1986. Thereafter, Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware and Madhukar Nivrutti



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Yelwande executed Correction Deed dated 29/02/1988 regarding the corrections of Survey number and boundaries of Land bearing Survey No.52/4/1 of Village Baner, Tal. Haveli, Dist. Pune. The said Correction Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.2 at Serial No.3340/1988 on 29/02/1988. The area sold to Madhukar Nivrutti Yelwande has been allocated as Survey No.52/4/1/42. Accordingly, the name of Madhukar Nivrutti Yelwande has been recorded to the record of rights of the Land vide Mutation Entry No.3623.

(c) By Sale Deed dated 22/06/2015 the said Madhukar Nivrutti Yelwande with the consent of Vasanti Madhukar Yelwande and others sold out Land bearing Survey No.52/4/1/42 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 05 Aar in favour of Amit Shivaji Mule. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.15 at Serial No.5667/2015. Accordingly, the name of Amit Shivaji Mule has been recorded to the record of rights of the Land vide Mutation Entry No.20412.

(d) In the circumstances Amit Shivaji Mule has comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (2a) written hereunder.

(B) Land bearing Survey No.52/4/2:

(a) That, Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Maruti Pandu Nanaware.

(b) By Sale Deed dated 28/07/1980 the said Maruti Pandu Nanaware sold out Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune in favour of Baswantraj alias Vasantrao Murgayya Nimbalkar and others 37 with the consent by Sadhu Dagadu Chakankar and Haribhau Bhau Tamhane. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.1 at Serial No.2782/1980. The area sold to Baswantraj alias Vasantrao Murgayya Nimbalkar and others 37 has been allocated as Survey No.52/4/2. Accordingly, the names of



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Baswantraj alias Vasantryao Murgayya Nimbalkar and others 37 has been recorded to the record of rights of the Land vide Mutation Entry No. 2020. Thereafter, Baswantraj alias Vasantryao Murgayya Nimbalkar and others 37 partition the said property bearing Survey No.52/4/2 of Village Baner, Tal. Haveli, Dist. Pune. with the consent of each other's Survey No.52/4/2 area 00 H 02 R i.e. 200 sq. mtrs. of Village Baner, Tal. Haveli, Dist. Pune has been allocated and in the possession of Baswantraj alias Vasantryao Murgayya Nimbalkar.

- (c) By Sale Deed dated 06/01/2015 the said Baswantraj alias Vasantryao Murgayya Nimbalkar sold out Land bearing Survey No. 52/4/2 area 00 H 02 R i.e. 200 sq. mtrs. out of the total area 00 H. 86 R. of Village Baner, Tal. Haveli, Dist. Pune in favour of Amit Shivaji Mule. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.15 at Serial No.205/ 2015. Accordingly, the name of Amit Shivaji Mule has been recorded to the record of rights of the Land vide Mutation Entry No.20174.
- (d) In the circumstances Amit Shivaji Mule has comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (2b) written hereunder.

3. Lands bearing (A) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. (B) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. and (C) Survey No.52/4/2 admeasuring area 00 Hectare 01 Aar i.e. 100 sq. mtrs. out of admeasuring area 00 Hectare 86 Aar are the details as follows:

(A) Land bearing Survey No.52/4/1/51:

- (a) That, Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware.
- (b) By Sale Deed dated 19/01/1986 the said Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti



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Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware with the Consent of Sadhu Dagadu Chakankar, Murlidhar Bhau Tamhane and others sold out Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of Rajendra Sarvottam Bhalerao. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli at Serial No.9264/1986. The area sold to Rajendra Sarvottam Bhalerao has been allocated as Survey No.52/4/51. Accordingly, the name of Rajendra Sarvottam Bhalerao has been recorded to the record of rights of the Land vide Mutation Entry No.4436.

- (c) By Sale Deed dated 21/07/2011 the said Rajendra Sarvottam Bhalerao sold out Land bearing Survey No.52/4/1/51 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of K.B. Constructions a Partnership Firm through its Partners1. Dattatray Murlidhar Bhunde and 2. Chandrakant Gulabrao Kokate. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.15 at Serial No.6313/2011 on 03/08/2011. Accordingly, the name of K.B. Constructions a Partnership Firm through its Partners1. Dattatray Murlidhar Bhunde and 2. Chandrakant Gulabrao Kokate has been recorded to the record of rights of the Land vide Mutation Entry No.18517.
- (d) In the circumstances K.B. Constructions a Partnership Firm through its Partners1. Dattatray Murlidhar Bhunde and 2. Chandrakant Gulabrao Kokate has comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (3a) written hereunder.

(B) Land bearing Survey No.52/4/52:

- (a) That, Land bearing Survey No.52/4/1 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware.



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- (b) By Sale Deed dated 23/09/1990 the said Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware sold out Land bearing Survey No.52/4/1 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of K. Kochikudrarum Nair. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli at Serial No.4914/1990. The area sold to K. Kochikudrarum Nair has been allocated as Survey No.52/4/52. Accordingly, the name of K. Kochikudrarum Nair has been recorded to the record of rights of the Land vide Mutation Entry No.5405.
- (c) By Sale Deed dated 21/07/2011 the said K. Kochikudrarum Nair sold out Land bearing Survey No.52/4/52 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of K.B. Constructions a Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde and 2. Chandrakant Gulabrao Kokate. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.15 at Serial No.6313/2011 on 03/08/2011. Accordingly, the name of K.B. Constructions a Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde and 2. Chandrakant Gulabrao Kokate has been recorded to the record of rights of the Land vide Mutation Entry No.18517.
- (d) In the circumstances K.B. Constructions a Partnership Firm through Its Partners 1. Dattatray Murlidhar Bhunde and 2. Chandrakant Gulabrao Kokate has comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (3b) written hereunder.

(C) Land bearing Survey No.52/4/2:

- (a) That, Land bearing Survey No.52/4/1 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed & belongs to Maruti Pandu Nanaware.
- (b) By Sale Deed dated 28/07/1980 the said Maruti Pandu Nanaware sold out Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune in favour of Krishna Kondiba Nalawade and others 37 with the consent by Sadhu Dagadu



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Chakankar and Haribhau Bhau Tamhane. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.1 at Serial No.2782/1980. The area sold to Krishna Kondiba Nalawade and others 37 has been allocated as Survey No.52/4/2. Accordingly, the name of Krishna Kondiba Nalawade and others 37 has been recorded to the record of rights of the Land vide Mutation Entry No.2020. Thereafter, Krishna Kondiba Nalawade and others 37 partition the said property bearing Survey No.52/4/2 of Village Baner, Tal. Haveli, Dist. Pune with the consent of each other's Survey No.52/4/2 area 00 H 01 R i.e. 100 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune has been allocated and in the possession of Krishna Kondiba Nalawade.

(c) By Sale Deed dated 14/03/1990 the said Krishna Kondiba Nalawade sold out Land bearing Survey No.52/4/2 of Village Baner, Tal. Haveli, Dist. Pune in favour of Nandkumar Vasanttrao Sidhatekkar. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.1 at Serial No.3849/1990 on 12/09/1990. Accordingly, the name of Nandkumar Vasanttrao Sidhatekkar has been recorded to the record of rights of the Land.

(d) By Sale Deed dated 17/09/2011 the said Nandkumar Vasanttrao Sidhatekkar sold out Land bearing Survey No.52/4/2 of Village Baner, Tal. Haveli, Dist. Pune in favour of 1. Prashant Uttam Tamhane, 2. Santosh Vithal Dhankude, 3. Bharat Mohan Pardeshi and 4. Hrishikesh Namdeo Kalamkar. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.19 at Serial No.9031/2011. Accordingly, the names of 1. Prashant Uttam Tamhane, 2. Santosh Vithal Dhankude, 3. Bharat Mohan Pardeshi and 4. Hrishikesh Namdeo Kalamkar has been recorded to the record of rights of the Land vide Mutation Entry No.18388.

(e) By Sale Deed dated 26/12/2011 the said 1. Prashant Uttam Tamhane, 2. Santosh Vithal Dhankude, 3. Bharat Mohan Pardeshi and 4. Hrishikesh Namdeo Kalamkar sold out Land bearing Survey No.52/4/2 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 01 Aar in favour of K.B.



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Constructions a Partnership Firm through its Partner Chandrakant Gulabrao Kokate. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.15 at Serial No.10312/2011. Accordingly, the name of K.B. Constructions a Partnership Firm through its Partner Chandrakant Gulabrao Kokate has been recorded to the record of rights of the Land vide Mutation Entry No.22025.

- (f) In the circumstances K.B. Constructions a Partnership Firm through its Partner Chandrakant Gulabrao Kokate has come to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (3c) written hereunder.

4. Land bearing Survey No.52/4/50 admeasuring area 00 Hectare 06 Aar i.e. 600 sq. mtrs. is the details as follows:

- (a) That, Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware.

- (b) By Sale Deed dated 16/01/1986 the said Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware sold out Land bearing Survey No.52/2 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 06 Aar in favour of Sudhakar Sukdoji Ambekar. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli at Serial No.14055/1986 on 16/01/1986. Thereafter, Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Sudhakar Sukdoji Ambekar executed Correction Deed dated 12/04/1988 regarding the corrections of Survey number of Land bearing Survey No.52/4 instead of Survey No.52/2 of Village Baner, Tal. Haveli, Dist. Pune. The said Correction Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.2 at Serial No.5582/1988. The area sold to Sudhakar Sukdoji Ambekar has been allocated as Survey No.52/4/50. Accordingly, the name of Sudhakar Sukdoji Ambekar has been recorded to the record of rights of the Land vide Mutation Entry No.4415.



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(c) In the circumstances Sudhakar Sukdoji Ambekar has comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (4) written hereunder.

5. Land bearing Survey No.52/4/53 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. is the details as follows:

(a) That, Land bearing Survey No.52/4/53 of Village Baner, Tal. Haveli, Dist. Pune initially owned possessed and belongs to Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware.

(b) By Sale Deed dated 16/01/1986 the said Krishnabai Maruti Nanaware, Kisan Maruti Nanaware, Vitthal Maruti Nanaware, Narayan Maruti Nanaware, Shankar Maruti Nanaware, Arjun Maruti Nanaware and Dashrath Maruti Nanaware sold out Land bearing Survey No.52/4 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of Namdeo Maruti Mate. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli at Serial No.5437/1986. The area sold to Namdeo Maruti Mate has been allocated as Survey No.52/4/53. Accordingly, the name of Namdeo Maruti Mate has been recorded to the record of rights of the Land vide Mutation Entry No.5701.

(c) By Sale Deed dated 15/04/1996 the said Namdeo Maruti Mate sold out Land bearing Survey No.52/4/53 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of Haribhau Maruti Sutar. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli at Serial No.2731/1996. Accordingly, the name of Haribhau Maruti Sutar has been recorded to the record of rights of the Land vide Mutation Entry No.10917 However, the remark of illegal transaction (बेकायदेशीर व्यवहार) was recorded to the column of other rights of said Land. Thereafter Haribhau Maruti Sutar filed RTS Appeal before the Sub-Divisional Officer Haveli, Pune vide RTS Appeal number is 104/2021.

(d) By Order of the Hon'ble Sub-Divisional Officer Haveli, Pune in RTS Appeal No.104/2021 the remark of illegal transaction (बेकायदेशीर व्यवहार) recorded in the column of other rights of the said Land has



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been removed. Pursuant to the same effect has been recorded to the 7/12 extract of the entire land vide Mutation Entry No.23563.

(e) By Sale Deed dated 18/07/2022 the said Haribhau Maruti Sutar sold out Land bearing Survey No.52/4/53 of Village Baner, Tal. Haveli, Dist. Pune area admeasuring 00 Hectare 02 Aar in favour of Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsingh Rawal. The said Sale Deed has been lodged for registration in the Office of Sub-Registrar Haveli No.26 at Serial No.14112/2022 on 02/08/2022. Accordingly, the name of Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsingh Rawal has been recorded to the record of rights of the Land vide Mutation Entry No.23862.

(f) In the circumstances Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsingh Rawal has comes to be absolutely seized and possessed of or otherwise well and sufficiently entitled to the captioned land more particularly described in the Schedule (5) written hereunder.

6. By a Development Agreement dated 11/02/2020 the said Land Owners i.e. 1. Ramdas Hari Tamhane, 2. Pushpalata Ramdas Tamhane, 3. Sagar Ramdas Tamhane, 4. Swati Sagar Tamhane, 5. Shreya Sagar Tamhane, 6. Sangram Sagar Tamhane minor through legal guardian his father Sagar Ramdas Tamhane, 7. Sachin Ramdas Tamhane, 8. Rupali Sachin Tamhane, 9. Riya Sachin Tamhane minor through legal guardian her father Sachin Ramdas Tamhane, 10. Chirag Sachin Tamhane minor through legal guardian his father Sachin Ramdas Tamhane, 11. Sandhya Dattatray Satav (Nee Sandhya Ramdas Tamhane), 12. Ananda Hari Tamhane, 13. Kalpna Ananda Tamhane, 14. Sandeep Ananda Tamhane, 15. Yogita Sandeep Tamhane, 16. Sharvri Sandeep Tamhane minor through legal guardian her father Sandeep Ananda Tamhane, 17. Shlok Sandeep Tamhane minor through legal guardian his father Sandeep Ananda Tamhane, 18. Nilima Sudheer Waghule (Nee Nilima Ananda Tamhane), 19. Madhushree Vineet Kudale (Nee Madhushree Ananda Tamhane), 20. Arjun Hari Tamhane, 21. Shaila Arjun Tamhane, 22. Ashish Arjun Tamhane, 23. Shwetal Ashish Tamhane, 24. Shrinivas Ashish Tamhane minor through legal guardian his father Ashish Arjun Tamhane, 25. Pratik Arjun Tamhane, 26. Pallavi Pratik Tamhane, 27. Kaivalya Pratik Tamhane minor through legal guardian her father Pratik Arjun Tamhane, 28. Rajendra Hari Tamhane, 29. Manisha Rajendra Tamhane, 30. Mukul Rajendra Tamhane, 31. Vinita Prashant Alhat (Nee Vinita Rajendra



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Tamhane), 32. Indubai Murlidhar Tamhane, 33. Shankar Murlidhar Tamhane, 34. Rajashri Shankar Tamhane, 35. Shrutika Shankar Tamhane minor through legal guardian her father Shankar Murlidhar Tamhane, 36. Om Shankar Tamhane minor through legal guardian her father Shankar Murlidhar Tamhane, 37. Radha alias Radhabai Sitaram Nagare and 38. Sangita Balkrishna Dudhal granted development rights and empowered the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel to implement Ownership Scheme on the Survey No.52/3 admeasuring area 00 Hectare 12 Aar + Potkharaba area 00 Hectare 04 Aar totally admeasuring area 00 Hectare 16 Aar i.e. 1600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune and further allowed the Developer i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel to dispose of Flats/Units to the intending buyer and receive and appropriate consideration thereof. The said Development Agreement was registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.2666/2020 on 11/02/2020.

7. As a part of and consequence of the aforesaid Development Agreement dated 11/02/2020 the said Land Owners i.e. 1. Ramdas Hari Tamhane, 2. Pushpalata Ramdas Tamhane, 3. Sagar Ramdas Tamhane, 4. Swati Sagar Tamhane, 5. Shreya Sagar Tamhane, 6. Sangram Sagar Tamhane minor through legal guardian his father Sagar Ramdas Tamhane, 7. Sachin Ramdas Tamhane, 8. Rupali Sachin Tamhane, 9. Riya Sachin Tamhane minor through legal guardian her father Sachin Ramdas Tamhane, 10. Chirag Sachin Tamhane minor through legal guardian his father Sachin Ramdas Tamhane, 11. Sandhya Dattatray Satav (Nee Sandhya Ramdas Tamhane), 12. Ananda Hari Tamhane, 13. Kalpna Ananda Tamhane, 14. Sandeep Ananda Tamhane, 15. Yogita Sandeep Tamhane, 16. Sharvri Sandeep Tamhane minor through legal guardian her father Sandeep Ananda Tamhane, 17. Shlok Sandeep Tamhane minor through legal guardian his father Sandeep Ananda Tamhane, 18. Nilima Sudheer Waghule (Nee Nilima Ananda Tamhane), 19. Madhushree Vineet Kudale (Nee Madhushree Ananda Tamhane), 20. Arjun Hari Tamhane, 21. Shaila Arjun Tamhane, 22. Ashish Arjun Tamhane, 23. Shwetal Ashish Tamhane, 24. Shriniwas Ashish Tamhane minor through legal guardian his father Ashish Arjun Tamhane, 25. Pratik Arjun Tamhane, 26. Pallavi Pratik Tamhane, 27. Kaivalya Pratik Tamhane minor through legal guardian her father Pratik Arjun Tamhane, 28. Rajendra Hari Tamhane, 29. Manisha Rajendra Tamhane, 30. Mukul Rajendra Tamhane, 31. Vinita Prashant Alhat (Nee Vinita Rajendra Tamhane),



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32. Indubai Murlidhar Tamhane, 33. Shankar Murlidhar Tamhane, 34. Rajashri Shankar Tamhane, 35. Shrutika Shankar Tamhane minor through legal guardian her father Shankar Murlidhar Tamhane, 36. Om Shankar Tamhane minor through legal guardian her father Shankar Murlidhar Tamhane, 37. Radha alias Radhabai Sitaram Nagare and 38. Sangita Balkrishna Dudhal appointed the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Premsingh Rawal and 2. Ishwar Ramji Patel as constituted Attorney for and on behalf of and in the name of 1. Ramdas Hari Tamhane, 2. Pushpalata Ramdas Tamhane, 3. Sagar Ramdas Tamhane, 4. Swati Sagar Tamhane, 5. Shreya Sagar Tamhane, 6. Sangram Sagar Tamhane minor through legal guardian his father Sagar Ramdas Tamhane, 7. Sachin Ramdas Tamhane, 8. Rupali Sachin Tamhane, 9. Riya Sachin Tamhane minor through legal guardian her father Sachin Ramdas Tamhane, 10. Chirag Sachin Tamhane minor through legal guardian his father Sachin Ramdas Tamhane, 11. Sandhya Dattatray Satav (Nee Sandhya Ramdas Tamhane), 12. Ananda Hari Tamhane, 13. Kalpna Ananda Tamhane, 14. Sandeep Ananda Tamhane, 15. Yogita Sandeep Tamhane, 16. Sharvri Sandeep Tamhane minor through legal guardian her father Sandeep Ananda Tamhane, 17. Shlok Sandeep Tamhane minor through legal guardian his father Sandeep Ananda Tamhane, 18. Nilima Sudheer Waghule (Nee Nilima Ananda Tamhane), 19. Madhushree Vineet Kudale (Nee Madhushree Ananda Tamhane), 20. Arjun Hari Tamhane, 21. Shaila Arjun Tamhane, 22. Ashish Arjun Tamhane, 23. Shwetal Ashish Tamhane, 24. Shriniwas Ashish Tamhane minor through legal guardian his father Ashish Arjun Tamhane, 25. Pratik Arjun Tamhane, 26. Pallavi Pratik Tamhane, 27. Kaivalya Pratik Tamhane minor through legal guardian her father Pratik Arjun Tamhane, 28. Rajendra Hari Tamhane, 29. Manisha Rajendra Tamhane, 30. Mukul Rajendra Tamhane, 31. Vinita Prashant Alhat (Nee Vinita Rajendra Tamhane), 32. Indubai Murlidhar Tamhane, 33. Shankar Murlidhar Tamhane, 34. Rajashri Shankar Tamhane, 35. Shrutika Shankar Tamhane minor through legal guardian her father Shankar Murlidhar Tamhane, 36. Om Shankar Tamhane minor through legal guardian his father Shankar Murlidhar Tamhane, 37. Radha alias Radhabai Sitaram Nagare and 38. Sangita Balkrishna Dudhal for performing and executing various acts, deeds, and things in respect of or relating to or touching Survey No.52/3 admeasuring area 00 Hectare 12 Aar + Potkharaba area 00 Hectare 04 Aar totally admeasuring area 00 Hectare 16 Aar i.e. 1600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune. The said Power of Attorney is



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registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.2667/2020 on 11/02/2020.

8. By a Development Agreement dated 13/02/2020 the said Land Owners i.e. 1. Amit Shivaji Mule with the Consent of 1. Madhura Amil Mule, 2. Savari Amil Mule, 3. Savali Amil Mule, 4. Rudra Amil Mule No.2 to 4 minor through legal guardian their father Amit Shivaji Mule granted development rights and empowered the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Premsingh Rawal and 2. Ishwar Ramji Patel to implement Ownership Scheme on the Lands bearing (a) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar i.e. 500 sq. mtrs. and (b) Survey No.52/4/2 admeasuring area 00 Hectare 86 Aar out of admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune and further allowed the Developer i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Premsingh Rawal and 2. Ishwar Ramji Patel to dispose of Flats/Units to the intending buyer and receive and appropriate consideration thereof. The said Development Agreement was registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.2979/2020 on 13/02/2020.
9. As a part of and consequence of the aforesaid Development Agreement dated 13/02/2020 the said Land Owners i.e. 1. Amit Shivaji Mule 2. Madhura Amil Mule, 3. Savari Amil Mule, 4. Savali Amil Mule, 5. Rudra Amil Mule No.3 to 5 minor through legal guardian their father Amit Shivaji Mule appointed the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Premsingh Rawal and 2. Ishwar Ramji Patel as constituted Attorney for and on behalf of and in the name of 1. Amit Shivaji Mule 2. Madhura Amil Mule, 3. Savari Amil Mule, 4. Savali Amil Mule, 5. Rudra Amil Mule No.3 to 5 minor through legal guardian their father Amit Shivaji Mule for performing and executing various acts, deeds, and things in respect of or relating to or touching the Lands bearing (a) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar i.e. 500 sq. mtrs. and (b) Survey No.52/4/2 admeasuring area 00 Hectare 86 Aar out of admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Punc. The said Power of Attorney is registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.2980/2020 on 13/02/2020.
10. By a Development Agreement dated 01/09/2020 the said Land Owners i.e. K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samuel Parmar and 3. Jeetendra Vitthal Galande with the Consent of Chandrakant Gulabrao Kokate (retired



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Partner of K.B. Constructions) granted development rights and empowered the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel to implement Ownership Scheme on the Lands bearing (a) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. (b) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. and (c) Survey No.52/4/2 admeasuring area 00 Hectare 86 Aar out of admeasuring area 00 Hectare 01 Aar i.e. 100 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune and further allowed the Developer i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel to dispose of Flats/Units to the intending buyer and receive and appropriate consideration thereof. The said Development Agreement was registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.10020/2020 on 23/09/2020.

11. As a part of and consequence of the aforesaid Development Agreement dated 01/09/2020 the said Land Owners i.e. K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samual Parmar, 3. Jeetendra Vitthal Galande and 4. Chandrakant Gulabrao Kokate (retired Partner of K.B. Constructions) appointed the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel as constituted Attorney for and on behalf of and in the name of K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samual Parmar, 3. Jeetendra Vitthal Galande and 4. Chandrakant Gulabrao Kokate (retired Partner of K.B. Constructions) for performing and executing various acts, deeds, and things in respect of or relating to or touching the Lands bearing (a) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. (b) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. and (c) Survey No.52/4/2 admeasuring area 00 Hectare 86 Aar out of admeasuring area 00 Hectare 01 Aar i.e. 100 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune. The said Power of Attorney is registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.10021/2020 on 23/09/2020.

12. By a Development Agreement dated 01/09/2020 the said Land Owners i.e. Sudhakar Sukdoji Ambekar with the Consent of 1. Sujata Sudhakar Ambekar, 2. Rutuja Sudhakar Ambekar granted development rights and empowered the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel to implement Ownership Scheme on the Land bearing Survey No.52/4/50



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admeasuring area 00 Hectare 06 Aar i.e. 600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune and further allowed the Developer i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel to dispose of Flats/Units to the intending buyer and receive and appropriate consideration thereof. The said Development Agreement was registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.10012/2020 on 23/09/2020.

13. As a part of and consequence of the aforesaid Development Agreement dated 01/09/2020 the said Land Owners i.e. 1. Sudhakar Sukdoji Ambekar 2. Sujata Sudhakar Ambekar, 3. Rutuja Sudhakar Ambekar appointed the Promoters i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel as constituted Attorney for and on behalf of and in the name of 1. Sudhakar Sukdoji Ambekar 2. Sujata Sudhakar Ambekar, 3. Rutuja Sudhakar Ambekar for performing and executing various acts, deeds, and things in respect of or relating to or touching the Land bearing Survey No.52/4/50 admeasuring area 00 Hectare 06 Aar i.e. 600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune. The said Power of Attorney is registered in the Office of the Sub-Registrar Haveli No.11 at Serial No.10014/2020 on 23/09/2020.
14. By Cancellation Deed dated 01/09/2020 the said K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Chandrakant Gulabrao Kokate and 3. Sudhakar Sukdoji Ambekar mutually cancel the Development Agreement dated 08/11/2011 which was registered in the Office of Sub-Registrar Haveli No.15 at Serial No.9026/2011 regarding the Land bearing Survey No.52/4/50 area admeasuring 00 Hectare 06 Aar i.e. 600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune. The said Cancellation Deed was registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10016/2020 on 23/09/2020.
15. By Cancellation Deed dated 01/09/2020 the said K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Chandrakant Gulabrao Kokate and 3. Sudhakar Sukdoji Ambekar mutually cancel the Power of Attorney dated 08/11/2011 which was registered in the Office of Sub-Registrar Haveli No.15 at Serial No.9027/2011 regarding the Land bearing Survey No.52/4/50 area admeasuring 00 Hectare 06 Aar i.e. 600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune. The said Cancellation Deed was registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10018/2020 on 23/09/2020.



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16. By Correction Deed dated 23/09/2020 the said Sudhakar Sukdoji Ambekar, K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samual Parmar, 3. Jeetendra Vitthal Galande and 4. Chandrakant Gulabrao Kokate and retired Partners of K.B. Constructions 1. Sujata Sudhakar Ambekar and 2. Rutuja Sudhakar Ambekar and the Developer i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsigh Rawal and 2. Ishwar Ramji Patel corrected and modified terms and conditions mentioned in the Development Agreement which was registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10012/2020 on 23/09/2020 regarding the Land bearing Survey No.52/4/50 area admeasuring 00 Hectare 06 Aar i.e. 600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune. The said Correction Deed was registered in the Office of Sub-Registrar Haveli No.11 at Serial No.10015/2020 on 23/09/2020.
17. Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsigh Rawal is the absolute Owner of and otherwise well and sufficiently entitled to all that piece and parcel of Land bearing Survey No.52/4/53 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune more particularly described in the "Schedule (5)" hereunder written.
18. Pankaj Vishwas Nanaware & others and Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsigh Rawal executed Agreement for Road dated 22/02/2023 regarding Survey Nos.52/3, 52/4/1/42, 52/4/1/51, 52/4/2, 52/4/2, 52/4/2, 52/4/50, 52/4/52 and 52/4/53 collectively area admeasuring 00 Hectare 38 Aar i.e. 3800 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune which is registered in the Office of Sub-Registrar Haveli No.4 at Serial No.2134/2023 on 28/02/2023. As per the terms and conditions mentioned the said Agreement for Road dated 22/02/2023 both the parties given permission to use the road for both the parties.

2) **ACQUISITION:** The captioned land more particularly described in the Schedule written hereunder falls non-agricultural land as per the N.A. Order vide No.NA/SR/79/2022 dated 20/09/2022 issued from Tehsildar Haveli (Pune).

3) **SANCTIONS AND DEVELOPMENTS:**

- (i) That further in concern with the Development Agreements with their concern Power of Attorneys and Sale Deed the Developers for convenience



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- and better utilization of all the segments comprising of properties more particularly described in Schedule written hereunder.
- (ii) K.B. Construction through its Partners Chandrakant Gulabrao Kokate and others applied for demarcation of the said Property and subsequently the Deputy Superintendent of Land Records, Tal. Haveli, Dist. Pune verified the documents those submitted by K.B. Construction through its Partners Chandrakant Gulabrao Kokate as also after physical verification of the site, the Deputy Superintendent of Land Records, Tal. Haveli, Dist. Pune carried out demarcation of the said Land and issued Demarcation Certificate vide No.29875/2019 dated 16/11/2019.
- (iii) Ramdas Hari Tamhane and others through their Power of Attorney Holder Infinito Developers through its Partner Kishor Preamsingh Rawal applied for demarcation of the said Property after obtaining N.A. Order in respect of the Land more particularly described in the Schedule written hereinunder and subsequently the Deputy Superintendent of Land Records, Tal. Haveli, Dist. Pune verified the documents those submitted by Ramdas Hari Tamhane and others through their Power of Attorney Holder Infinito Developers through its Partner Kishor Preamsingh Rawal has also after physical verification of the site, the Deputy Superintendent of Land Records, Tal. Haveli, Dist. Pune carried out demarcation of the said Land and issued Demarcation Certificate vide No.562/2022 dated 14/11/2022.
- (iv) Infinito Developers through its Partner Kishor Preamsingh Rawal through their Architect has obtained permission/sanction of Building Layout Plan (Wing 'A' and Wing 'B') from Pune Municipal Corporation for the said Land vide Commencement Certificate bearing No.CC/2997/21 dated 30/12/2021 and Revised Commencement Certificate bearing No.CC/0277/23 dated 04/05/2023.
- (v) Infinito Developers through its Partner Kishor Preamsingh Rawal have obtained building permission/sanction from Pune Municipal Corporation for the said Land vide Commencement Certificate bearing No.CC/2997/21 dated 30/12/2021 for the building plans and specifications in respect of the construction of Building ('A' Wing and 'B' Wing) on the said Lands.
- (vi) Infinito Developers through its Partner Kishor Preamsingh Rawal have obtained building permission/sanction from Pune Municipal Corporation for the said Land vide Revised Commencement Certificate bearing No.CC/0277/23 dated 04/05/2023 for the building plans and specifications



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in respect of the construction of Building ('A' Wing and 'B' Wing) on the said Lands.

- (vii) Tehsildar Haveli (Pune) on the basis of application and on accepting satisfactory compliance from Infinito Developers through its Partner Kishor Prem Singh Rawal passed N.A Permission from the Tehsildar Haveli (Pune) vide No.NA/SR/79/2022 dated 20/09/2022.

4) ENCUMBRANCES:

There are no encumbrances in respect of properties more particularly described in Schedule written hereunder.

5) REASONS FOR ISSUE OF THE TITLE OPINION:

That, the Promoter/ Developer i.e. Infinito Developers through its Partners 1. Kishor Prem Singh Rawal and 2. Ishwar Ramji Patel intends to develop said lands by constructing one or more building/s comprising of independent residential units etc. and dispose the same to any intending purchaser and therefore requested me to issue Title Opinion Report with respect to their Rights to the said Lands.

I have published notice in the usual form published in the daily Loksatta newspaper which appeared on 25/12/2022 and in the daily Financial Express newspaper which appeared on 25/12/2022 as part of investigation of title. I have not received any objection or communication response to my Public Notice.

6) LIST OF DOCUMENTS PROVIDED TO US:

- (a) Copy of 7/12 Extract and Mutation Entries.
- (b) Copy of Development Agreement between Infinito Developers a registered a Partnership Firm and Ramdas Hari Tamhane & others dated 11/02/2020 along with Index II and Receipt.
- (c) Copy of Power of Attorney between Infinito Developers a registered a Partnership Firm and Ramdas Hari Tamhane & others dated 11/02/2020 along with Registration Receipt.
- (d) Copy of Development Agreement between Infinito Developers a registered a Partnership Firm and Amit Shivaji Mule & others dated 13/02/2020 along with Index II and Registration Receipt.
- (e) Copy of Power of Attorney between Infinito Developers a registered a Partnership Firm and Amit Shivaji Mule & others dated 13/02/2020 along with Registration Receipt.



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- (f) Copy of Development Agreement between Infinito Developers a registered a Partnership Firm and K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samuel Parmar and 3. Jeetendra Vitthal Galande dated 23/09/2020 along with Index II and Registration Receipt.
- (g) Copy of Power of Attorney between Infinito Developers a registered a Partnership Firm and K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samuel Parmar and 3. Jeetendra Vitthal Galande dated 23/09/2020 along with Registration Receipt.
- (h) Copy of Development Agreement between Infinito Developers a registered a Partnership Firm and Sudhakar Sukdoji Ambekar & others dated 23/09/2020 along with Index II and Registration Receipt.
- (i) Copy of Power of Attorney between Infinito Developers a registered a Partnership Firm and Sudhakar Sukdoji Ambekar & others dated 23/09/2020 along with Registration Receipt.
- (j) Copy of Sale Deed between Haribhau Maruti Sutar and Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsingh Rawal dated 18/07/2022 along with Registration Receipt and Index II.
- (k) Demarcation Certificate vide M.R. No.19875/2019 dated 16/11/2019.
- (l) Demarcation Certificate after N.A. Order vide M.R.No.562/2022 dated 14/11/2022.
- (m) Commencement Certificate dated 30/12/2021.
- (n) Revised Commencement Certificate dated 04/05/2023.
- (o) N.A. Order dated 20/09/2022.
- (p) Building Sanction Plan and Building Layout Plan Blue Prints from Pune Municipal Corporation dated 30/12/2021 and 04/05/2023.
- (q) Copy of Cancellation Deed dated 01/09/2020 between K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Chandrakant Gulabrao Kokate and 3. Sudhakar Sukdoji Ambekar mutually cancel the Development Agreement dated 08/11/2011.
- (r) Copy of Cancellation Deed dated 01/09/2020 between K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Chandrakant Gulabrao Kokate and 3. Sudhakar Sukdoji Ambekar mutually cancel the Power of Attorney dated 08/11/2011.



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- (s) Copy of Correction Deed dated 23/09/2020 between Sudhakar Sukdoji Ambekar, K.B. Constructions a registered Partnership Firm through its Partners 1. Dattatray Murlidhar Bhunde, 2. Sagar Samual Parmar, 3. Jeetendra Vitthal Galande and 4. Chandrakant Gulabrao Kokate and retired Partners of K.B. Constructions 1. Sujata Sudhakar Ambekar and 2. Rutuja Sudhakar Ambekar and the Developer i.e. Infinito Developers a registered Partnership Firm through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel.
- (t) Copy of Agreement for Road dated 22/02/2023 between Pankaj Vishwas Nanaware & others and Infinito Developers a registered Partnership Firm through its Partner Kishor Preamsingh Rawal.

7) QUALIFICATIONS AND ASSUMPTIONS:

This Report is given presuming that the documents mentioned in the list above are the accurate photo copies of the documents and the documents mentioned are not modified and amended and the said documents are executed by the parties named in the documents.

8) DECLARATION:

Infinito Developers through its Partner Kishor Preamsingh Rawal have declared that neither is the said lands are subject matter of any acquisition, requisition, reservation nor is the same subject matter of any suit, prohibitory order of injunction or attachment or any pending litigation, nor is the same subject matter of any transaction of agreement, sale, gift, lease, lien, license, mortgage (either equitable or otherwise) or any other encumbrances and the said land is in their possession being absolute Developer and Owner. The originals of deed and such documents are in their custody.

9) NATURE OF SEARCH:

- (a) Accordingly, I have investigated the revenue records and the documents made available to me in reference to the said Land property by paying the required Search Fees of Rs.750/- vide Receipt vide GRN Nos.MH0017173912 02324E, MH001718724202324E, MH001719337202324E, MH00171786620 2324E, MH001719699202324E, MH001715183202324E, MH00171607420 2324E all dated 08/05/2023 in the Office of Sub-Registrar Haveli No.11, Pune.

- (b) As per Search Receipt I have taken Search as per I Sarita record and I have carried out Search investigation of Land more particularly described in the Schedule written hereunder for 30 year while taking search of separate as



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well as mix registers of Index II, the server of database is not properly working and as per record available, I certify that I have not found any cross entry against the captioned properties.

- (c) The said Search however, is subject to the registers not available in the said Offices, the same either having been sent for binding or in torn condition or not available.
- (d) I have conducted the Search in respect of the said properties more particularly described in the Schedule written hereunder. Since 1993 to 2023 at the Office of Sub-Registrar Haveli No.11. The condition of the Index II registered is not satisfactory some book of the Index II register are in loose sheet, torn not properly maintained, some Index II register are not available for my perusal. After asking about the same to the concern clerk or Sub-Registrar told to me that all the information of Registration is uploaded on the State Government of Maharashtra site www.igrmaharashtra.gov.in. However, from the available and readable record I have not found any entry in respect of the said Properties.

10) **CONCLUSION:** On the basis of the perusal of the documents, search and information gathered, as herein before mentioned I am of the opinion that:

- (a) Survey No.52/3 admeasuring area 00 Hectare 12 Aar + Potkharaba area 00 Hectare 04 Aar totally admeasuring area 00 Hectare 16 Aar i.e. 1600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune is absolutely owned by (i) Ramdas Hari Tamhane, (ii) Ananda Hari Tamhane, (iii) Arjun Hari Tamhane, (iv) Rajendra Hari Tamhane, (v) Radha Sitaram Nagare, (vi) Shankar Murlidhar Tamhane, (vii) Sangita Balkrishna Dudhal and (viii) Indumati Murlidhar Tamhane and others and the same are free from encumbrances, doubt and are perfectly marketable.
- (b) (a) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar i.e. 500 sq. mtrs. and (b) Survey No.52/4/2 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. out of total area 00 Hectare 86 Aar at Village Baner, Tal. Haveli, Dist. Pune is absolutely owned by Amit Shivaji Mule and the same is free from encumbrances, doubt and are perfectly marketable.
- (c) (a) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. (b) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. and (c) Survey No.52/4/2 admeasuring area 00 Hectare 01 Aar i.e. 100 sq. mtrs out of total area 00 Hectare 86 Aar at Village Baner, Tal. Haveli, Dist. Pune is absolutely owned by K.B. Constructions a Partnership Firm and the same is free from encumbrances, doubt and are perfectly marketable.



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- (d) Survey No.52/4/50 admeasuring area 00 Hectare 06 Aar i.e. 600 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune is absolutely owned by Sudhakar Sukdoji Ambekar and the same is free from encumbrances, doubt and are perfectly marketable.
- (e) Survey No.52/4/53 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. at Village Baner, Tal. Haveli, Dist. Pune is absolutely owned by Infinito Developers through its Partners 1. Kishor Preamsingh Rawal and the same is free from encumbrances, doubt and are perfectly marketable.
- (f) In pursuance of the respective Development Agreements and Power of Attorneys and Sale Deed i.e. Infinito Developers through its Partners 1. Kishor Preamsingh Rawal and 2. Ishwar Ramji Patel is absolutely entitled to implement ownership Flats Scheme on the said Land constructing one or more building/s comprising of independent residential Units on the said Land and dispose the same to any intending Purchaser/Allottee/s.
- (g) I therefore hereby certify that title of the said Project Land is clean, clear, marketable and free from encumbrances.
- The file is closed and record and documents are returned to the client.

SCHEDULE

(Description of the said Lands/Properties)

All that piece and parcel of the Lands situated at Village Baner, Tal. Haveli, Dist. Pune within the limits of Pune Municipal Corporation, Sub-Registrar Haveli, Pune the details of the same is as under:

1. Land bearing Survey No.52/3 admeasuring area 00 Hectare 12 Aar + Potkharaba area 00 Hectare 04 Aar totally admeasuring area 00 Hectare 16 Aar i.e. 1600 sq. mtrs.
2. Lands bearing (a) Survey No.52/4/1/42 admeasuring area 00 Hectare 05 Aar i.e. 500 sq. mtrs. and (b) Survey No.52/4/2 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. out of total area 00 Hectare 86 Aar.
3. Lands bearing (a) Survey No.52/4/1/51 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. (b) Survey No.52/4/52 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs. and (c) Survey No.52/4/2 admeasuring area 00 Hectare 01 Aar i.e. 100 sq. mtrs out of total area 00 Hectare 86 Aar.
4. Land bearing Survey No.52/4/50 admeasuring area 00 Hectare 06 Aar i.e. 600 sq. mtrs.



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5. Land bearing Survey No.52/4/53 admeasuring area 00 Hectare 02 Aar i.e. 200 sq. mtrs.

Collectively admeasuring total area 00 Hectare 36 Aar i.e. 3600 sq. mtrs. collectively bounded as follows:

On or towards East	:	By Survey No.52 of the Property of Arjun Nanaware, Sopan Kalate and Salima Maniyar
On or towards West	:	By Survey No.52 of the Property of Crest Avenue Society
On or towards South	:	By Survey No.52 of the Property of Rajeev Gopal Shetty, Vidya Gopal Khandale and Internal Road
On or towards North	:	By Survey No.52 of the Property of Shashikant Kachare

Together with availing all benefits, as may be permissible under Development Control Rules pertaining to the road, amenity space and open space as well as all easements, appurtenances, ingress, egress, pathways, incidental, ancillary and consequential rights thereto.

THIS SEARCH REPORT AND TITLE OPINION is prepared by me on the basis of revenue records, documents and information available to me.

Date: 12/05/2023

Place: Pune



ADV. NITIN G. OMBALE

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PUBLIC NOTICE

SURRENDER OF INVESTMENT ADVISER REGISTRATION

KETAN BORA PROPRIETOR OF THE INSANE TRADERS
SEBI Investment Adviser Registration No. INA00007793

FLAT NO. K 401, PARK EXPRESS, BALEWADI HIGH STREET, NEAR GRADUER, BALEWADI, PUNE MUNICIPAL CORPORATION, PUNE, MAHARASHTRA, 411045

NOTICE is hereby given that Ketan Bora Proprietor of The Insane Traders is desirous of making an application for the surrender of their Investment Adviser registration bearing registration number INA00007793 and its BASL membership Certificate no. BASL 1897. Any aggrieved party may make any representation against the surrender to Ketan Bora Proprietor of The Insane Traders at their Registered Office as indicated above, and they can lodge their complaint at grievances at scores.gov.in, or before SEBI Head Office, Plot No. C4-A, G Block Bandra-Kurla Complex, Bandra (East), Mumbai - 400051; and at scores.gov.in within 15 days of the date of Notice.

जाहीर नोटीस

बाणेर, ता. हवेली, जि. पुणे येथील (अ) स.नं. ५२/४/५३ क्षेत्र ०० हे, ०२ आर म्हणजेच २०० चौ.मी., (ब) स.नं. ५२/३ क्षेत्र ०० हे, १६ आर म्हणजेच १६०० चौ.मी. (पोटखराबासह), (क) स.नं. ५२/४/१/४२ क्षेत्र ०० हे, ०५ आर व स.नं. ५२/४/२ क्षेत्र ०० हे, ८६ आर पेकी क्षेत्र ०० हे, ०२ आर असे एकूण क्षेत्र ०० हे, ०४ आर म्हणजेच ७०० चौ.मी., (ड) स.नं. ५२/४/५० क्षेत्र ०० हे, ०६ आर म्हणजेच ६०० चौ.मी. (इ) स.नं. ५२/४/१/५१ क्षेत्र ०० हे, ०२ आर, स.नं. ५२/४/५२ क्षेत्र ०० हे, ०२ आर व स.नं. ५२/४/२ क्षेत्र ०० हे, ८६ आर पेकी क्षेत्र ०० हे, ०१ आर असे एकूण क्षेत्र ०० हे, ०५ आर म्हणजेच ५०० चौ.मी. असे सर्व मिल्कतीचे एकत्रितपणे एकूण क्षेत्र ०० हे, ३६ आर म्हणजेच ३६०० चौ.मी. यांची एकत्रित चतु:सिमा - पू. स.नं. ५२ पेकी अर्जुन नगर, सोपान कलाटे व सल्लिमा मनियार यांची मिल्कती, द. स.नं. ५२ पेकी राजीव गोपाळ शेठ्ठी, विद्या गोपाळ खड्काळे यांची मिल्कती व अंतर्गत वस्ता, प. स.नं. ५२ पेकी ग्रेन्ट अँड्हेन्सु सोसायटी यांची मिल्कती व उ. स.नं. ५२ पेकी शशिकांत सोपान कवठे यांची मिल्कती, सदर् मिल्कतीपेकी वर नमूद (अ) ते (इ) यामध्ये वर्णन केलेल्या मिल्कती अनुक्रमे इनफीनिटो डेव्हलपर्स, रामदास हरी ताम्हाणे, आनंदा हरी ताम्हाणे, अर्जुन हरी ताम्हाणे, राजेंद्र हरी ताम्हाणे, राधा सिताराम नगरे, इंदुमती मुरलीधर ताम्हाणे, संगीता बाळकृष्ण दुपाळ, शंकर मुरलीधर ताम्हाणे, अभित शिवाजी मुळे, रुधाकर सु. आंबेकर, मे. क. बी. कन्स्ट्रक्शन मागीदारी संस्था यांच्या मालकीच्या आहेत, वर नमूद (ब) ते (इ) यामध्ये वर्णन केलेल्या मिल्कती विकसित करून त्यांचे इमारती बांधून, त्यातील निवासी व अनिवासी गाळे मालकी हक्क तत्त्वावर इच्छुक खरेदीदारांना विकण्यासाठी त्यांनी इनफीनिटो डेव्हलपर्स या मागीदारी संस्थेस दिनांक ११/०२/२०२०, १३/०२/२०२०, ०१/०९/२०२० रोजीच्या रजि. विकसन करारनामा व कुलमुख्यावर अन्वये संबधितांना लिहून दिलेल्या आहेत. मी अँड, निरिनि जी. ओंबळे यांस इनफीनिटो डेव्हलपर्स तर्फे मागीदारी किंवा प्रेमसिंह रावल यांनी सदर् मिल्कतीच्या मालकी हक्काबाबत चौकशी करून त्यांचा दाखला घ्यावयास सांगितले आहे. तरी सदर मिल्कतीवर कोणाचाही गहाण, दान, लिन, लिज, कोर्टबाद, बाटप, दावा, वारसाहक्क, करार, खरेदीखत, मुज्यार, अगर इतर कुठल्याही तत्सम कारणाद्वारे हक्क असल्यास ही नोटीस प्रसिद्ध झाल्यापासून ७ दिवसांत आवश्यक कागदपत्रांसह माझी खात्री करून घ्यावी. या सात दिवसात कोणाचीही तक्रार न आल्यास सदर मिल्कतीवर कोणाचाही हक्क व अधिकार नाही, असल्यास त्यांनी जाणीवपूर्वक सोडून दिला आहे असे समजण्यात येईल, त्यानंतर कोणाचीही तक्रार चालणार नाही.

निरिनि जी. ओंबळे, अँड्कोट

फ्लॉट नं.४ ओम शंकर बिल्डिंग, सीटीएस नं. ८९६/१, रविवार पेट, पुणे ४११००२, मोबा. ९८२२९९६३२८

PUBLIC NOTICE

The general public at large is hereby inform by this Public Notice that, the Flat Property bearing Flat No. 201, admeasuring 391 sq. ft. carpet having saleable area 550 sq. ft. i.e. 51.11 sq. mtr. + terrace admeasuring 64 sq. ft. i.e. 5.94 sq. mtr. located on the 2nd floor alongwith open car parking space in the building known as 'The Pavilion Building No. 1 Co-operative Housing Society Ltd.' constructed on the land property admeasuring OCH. 20R out of the total land admeasuring 09H. 13.5H bearing S. No. 73/1, situated at Village Kharadi, Tal. Havelli, Dist. Pune within the local limits of Pune Municipal Corporation and within the registration jurisdiction of Haveli, Pune was purchased by Shri. Sujay Chandrakant Patil and Sou. Tejashri Sujay Patil from M/s. Krish Developers by registered Agreement dated 10/12/2009 which is registered in the office of Sub Registrar, Haveli No. 11 at Sr. No. 10848/2009. Thereafter Sou. Tejashri Sujay Patil has transferred her half undivided share in the said flat property in favour of her husband Shri. Sujay Chandrakant Patil by registered Release Deed dated 11/07/2013 which is registered in the office of Sub Registrar Haveli No.6 at Sr. No. 7830/2013. After the said transaction both the original documents were in the custody of Shri. Sujay Chandrakant Patil. Out of both the original documents, Release Deed bearing No. 7830/2013 has been misplaced/lost. Accordingly Shri. Sujay Chandrakant Patil has lodged a complaint of loss of documents on the web site of Pune Police. If the said original documents i.e. registered Release Deed dated 11/07/2013 registered in the office of Sub Registrar Haveli No.6 at Sr. No. 7830/2013 is found by anyone, the same may please

HDB FINANCIAL SERVICES REGISTERED OFFICE: RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD, GUJARAT, PIN CODE-380009
REGIONAL OFFICE: HDB FINANCIAL SERVICES LTD. 7 FLOOR, WILSON HOUSE, OLD NAGARDA ROAD, NEAR AMBOLI SUBWAY, ANDHERI EAST, MUMBAI. PINCODE-400069 and its various Branches in Maharashtra.

POSSESSION NOTICE

WHEREAS, THE AUTHORIZED OFFICER OF HDB FINANCIAL SERVICES LIMITED, UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (54 OF 2002) AND IN EXERCISE OF POWERS CONFERRED UNDER SECTION 13(2) READ WITH RULES 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ISSUED DEMAND NOTICE TO THE BORROWER/S AS DETAILED HEREUNDER, CALLING UPON THE RESPECTIVE BORROWERS TO REPAY THE AMOUNT MENTIONED IN THE SAID NOTICE WITH ALL COSTS, CHARGES AND EXPENSES TILL ACTUAL DATE OF PAYMENT WITHIN 60 DAYS FROM THE DATE OF RECEIPT OF THE SAME. THE SAID BORROWERS/ CO-BORROWERS HAVING FAILED TO REPAY THE AMOUNT, NOTICE IS HEREBY GIVEN TO THE EXERCISE OF POWERS CONFERRED ON HIM UNDER SECTION 13(4) OF THE SAID ACT/R/W RULE 8 OF THE SAID RULES HAS TAKEN SYMBOLIC POSSESSION OF THE SAID ACT/R/W DESCRIBED HEREUNDER OF THE SAID ACT ON THE DATE MENTIONED ALONG-WITH, THE BORROWERS IN PARTICULAR AND PUBLIC IN GENERAL ARE HEREBY CAUTIONED NOT TO DEAL WITH THE PROPERTY AND ANY DEALINGS WITH THE PROPERTY WILL BE SUBJECT TO THE CHARGE OF HDB FINANCIAL SERVICES LIMITED, FOR THE AMOUNT SPECIFIED THEREIN WITH FUTURE INTEREST, COSTS AND CHARGES FROM THE RESPECTIVE DATE. DETAILS OF THE BORROWER AND CO-BORROWER UNDER SCHEDULED PROPERTY, WITH LOAN ACCOUNT NUMBERS UIC NO. OUTSTANDING DUES, DATE OF DEMAND NOTICE AND POSSESSION INFORMATION ARE GIVEN HEREIN BELOW:

1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S / GUARANTOR'S, 2. LOAN ACCOUNT NO. 3. SANCTIONED LOAN AMOUNT 4. DETAILS OF THE SECURITY 5. DATE OF DEMAND NOTICE 6. CLAIM AMOUNT IN INR. 7. DATE OF POSSESSION

1. 1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S / GUARANTOR'S: 1) ZAKIR SIRAJ SAYYED 2) PARVIN ZAKIR SAYYED ALL R/O AT -FLAT NO.402, 4TH FLOOR, OPEL SQUARE, SR NO.646, OPP. MANUSHAH MASJID, NANA PETH PUNE-411002 MAHARASHTRA 2) Loan Account Number- 669068, 3) Loan Amount in INR: Rs.200000/- (Rupees Twenty Lakh Only) 4) Detail description of the Security: Mortgage Property :- ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO.7, ADMEASURING AREA 650 SQ.FT. I.E. 60.40 SQ. MTR. SITUATED ON THE 3RD FLOOR, BUILDING KNOWN AS HARIOWAR CO-OP HOUSING SOCIETY LTD, CONSTRUCTED ON LANG BEARING CTS NO.815/16, BHAWANI PETH, PUNE-411002, BOUNDRIES - North- OPEN SPACE, South- FLAT, East- BUILDING SPACE, West- STAIRCASE, 5) Demand Notice Date: 30/09/2022 6) Amount due in INR: Rs.5,89,201/- (Rupees Five Lakh Eighty Nine Thousand Two Hundred & One Only), pertaining to loan account No.669068 is Outstanding as of 28.09.2022 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. 7) DATE OF POSSESSION- 20.12.2022

2. 1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S / GUARANTOR'S: 1) VIJAYVYOT ENGINEERS PRIVATE LIMITED 2) SHARADA PANDHARINATH SHELKE 3) PANDHARINATH VASANT SHELKE ALL R/O AT -VIJAYVYOT ENGINEERS PRIVATE LIMITED SR NO.51/1, PLOT NO.34, GHARKUL HOUSING SOCIETY, BEHIND STELLA MERCY SCHOOL, WADGAON SHERI PUNE-411014 MAHARASHTRA 2) Loan Account Number: 538215 3) Loan Amount in INR: Rs.59,18,933/- (Rupees Fifty Nine Lakh Eighteen Thousand Nine Hundred Thirty Three Only) 4) Detail description of the Security: Mortgage Property :- ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.33(P) ARADHANA NIWAS, ADMEASURING 169.12 SQ. MTR. SITUATED AT SR NO.51, HISSA NO.1+2, GHARKUL CO-OP SOCIETY, PUNE-411014 BOUNDRIES - North- Plot No.32, South - Property of Shri. Kadu & Shri. Kadam, East- OPEN SPACE, West- ROAD 5) Demand Notice Date: 17/08/2022 6) Amount due in INR: Rs. 34,55,805/- (Rupees Thirty Four Lakh Fifty Five Thousand Eight Hundred & Five Only) as of 11.08.2022 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. 7) DATE OF POSSESSION- 20.12.2022

3. 1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S / GUARANTOR'S: 1) SANDEEP DATTU KAMBALE 2) NILAM SANDEEP KAMBALE ALL R/O AT- SR NO.8, BLDG DMKAR ANGAN WING C FLAT NO. 1, 1ST FLOOR- SASWAD RD SATAVWADI NR TRIVENI ELECTRONIC HADAPSAR PUNE-411028 MAHARASHTRA 2) Loan Account Number: 515977 3) Loan Amount in INR: Rs. 31,84,549/- (Rupees Thirty One Lakh Eighty Four Thousand Five Hundred Forty Nine Only) 4) Detail description of the Security: Mortgage Property :- ALL THE PIECE AND PARCEL OF THE PROPERTY OFFICE NO.4, ADMEASURING AREA 708 SQ.FT. SITUATED ON THE 1ST FLOOR, BUILDING NO. A, SAPTARANG AKASH S.NO.175/3/A/1, OPPET PETROL PUMP, PHURSUNGI, PUNE-412338. BOUNDRIES - North- BUILDING, South- OFFICE NO.02, OFFICE NO.03, WEST- SOCIETY ROAD, 5) Demand Notice Date: 19/09/2022 6) Amount due in INR: Rs.25,34,059/- (Rupees Twenty Five Lakh Thirty Four Thousand Fifty Nine Only), pertaining to loan account No. 515977 is Outstanding as of 12.09.2022 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. 7) DATE OF POSSESSION- 20.12.2022.

4. 1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S / GUARANTOR'S: 1) GURUKRUPA FOR MENS 2) PUSHPA HASSANAND AHUJA 3) RAJESH HASSANAND AHUJA 4) DEVIKA RAJESH AHUJA ALL R/O AT: F-1, G-4 1ST FLOOR SR NO 1433 PLOT NO 133 TULSI ANGAN SOC NR SADHU WASWANI GARDEN PUNE-411018 PUNE-411018 MAHARASHTRA 2) Loan Account Number- 12874185 PUNE-411018 PUNE-411018 Number 4979771 3) Loan Amount in INR: Rs.6,98,000/- (Rupees Six Lakh Ninety Eight Thousand Only) by loan account number 12874185 and to the tune of Rs.85,70,944/- (Rupees Eighty Five Lakh Seventy Thousand Nine Hundred Forty four Only) by loan account number 5593619 4) Detail description of the Security: Mortgage Property :- ALL THE PIECE AND PARCEL OF THE PROPERTY H.B. 12/1 HAVING TOTAL PLOT AREA ADMEASURING 107.60 SQ.MTR.CTS NO.2385, CHALTA NO.588, SHEET NO.135 HAVING 30 YEARS OLD LOAD BEARING CONSTRUCTION COMPRISING TWO TENEMENTS TOTAL ADMEASURING 2200 SQ. FTS. I.E. 204.46 SQ.MTR. SITUATED AT M G ROAD PIMPRI, WITHIN THE LIMITS OF MUNICIPAL CORPORATION TQ, HAVELI, DIST. PUNE-411017. BOUNDRIES - North- INTERNAL LANE South- M G ROAD, East - OPEN SPACE & JAI PLAZA SHOPPING COMPLEX, West -H.B.12/2 5) Demand Notice Date: 18-08-2022 6) Amount due in INR: Rs.99,16,270.03 (Rupees Ninety Nine Lakh Sixteen Thousand Two Hundred & Seventy - Paise Three Only) as of 11.08.2022 and future contractual interest till actual realization together with incidental expenses, cost and charges etc. 7) DATE OF POSSESSION- 22.12.2022.

5. 1. NAME AND ADDRESS OF THE BORROWER, CO-BORROWER'S / GUARANTOR'S: 1) DNYANADA DRYCLEANERS 2) POOJA SATISH PAWAR 3) SATISH DNYANESHWAR PAWAR, ALL R/O AT- J 1401 HILL VIEW RESIDENCY NR MAHATMA SOCIETY KOTHRUD PUNE PUNE-411038 MAHARASHTRA 2) Loan Account Number: 7394894, 13869643 Linked by Unique id 9989390 3) Loan Amount in INR: Rs.63,55,985/- (Rupees Sixty Three Lakh Fifty Five Thousand Nine Hundred Eighty Five Only) by loan account number 7394894 and to the tune of Rs.11,64,091/- (Rupees Eleven Lakh Sixty Four Thousand Ninety One Only) by loan account number 13869643 4) Detail description of the Security: Mortgage Property :- (a) ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO 13 ADMEASURING 51.57 SQ. MTR (APPROX) ATTACHED TARRACE ADMEASURING 6.13 SQ. MTR. (APPROX) SITUATED AT



CHALLAN
MTR Form Number-6



GRN	MH001717866202324E	BARCODE					Date	08/05/2023-13:50:03	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	HVL11_HAVELI 11 JOINT SUB REGISTRAR			Full Name	ADV NITIN G OMBALE					
Location	PUNE									
Year	2023-2024 One Time			Flat/Block No.	Survey No.52/4/2 area 200 sq. mtrs.					
Account Head Details			Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE		750.00	Road/Street	Baner Tal. Haveli					
				Area/Locality	Dist. Pune					
				Town/City/District						
				PIN						
				Remarks (If Any)	Search fee for thirty years					
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only					
				Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	00040572023050882149	IK0CFUFBV2			
Cheque/DD No.				Bank Date	RBI Date	08/05/2023-13:24:52	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 :

Mobile No. ; 9822196328

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

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



CHALLAN
MTR Form Number-6



GRN	MH001719699202324E	BARCODE			Date	08/05/2023-14:06:02	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Search Fee Other Items					
Office Name				HVL11_HAVELI 11 JOINT SUB REGISTRAR		Full Name			ADV NITIN G OMBALE
Location				PUNE		Flat/Block No.			Survey No.52/4/1/51 area 200 sq. mtrs.
Year				2023-2024 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			Baner Tal. Haveli
0030072201 SEARCH FEE				750.00		Area/Locality			Dist. Pune
						Town/City/District			
						PIN			
						Remarks (If Any)			
						Search fee for thirty years			
						Amount In			Seven Hundred Fifty Rupees Only
Total				750.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572023050883423 IK0CFUFVM4	
Cheque/DD No.				Bank Date		RBI Date		08/05/2023-14:24:06 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 :

Mobile No. : 9822196328

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