



CHALLAN
MTR Form Number-6



GRN	MH008440765202122E	BARCODE			Date	03/11/2021-22:18:43	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Search Fee Other Items					
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR					
Location				PUNE					
Year				2021-2022 One Time					
Account Head Details				Amount In Rs.		Payer Details			
0030072201 SEARCH FEE				750.00		TAX ID / TAN (If Any)			
						PAN No.(If Applicable)			
						Full Name			
						ADV ALTAF SAKKARGE			
						Flat/Block No.			
						Premises/Building			
						Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						SEARCH ON BEHALF OF SALIM MEMON FOR 30 YEARS FROM 1992			
						TO 2021 OF SURVEY NO 11 KONDHWA KHURD PUNE			
						Amount In			
						Seven Hundred Fifty Rupees Only			
Total				750.00		Words			
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		69103332021110410126 2711545374	
Cheque/DD No.				Bank Date		RBI Date		03/11/2021-22:21:13 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
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. : 9850549587

सदर चालन "टाइप अॉफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही .



Altaf
ALTAF SAKKARGE
ADVOCATE

Ref:

Date :

9th November 2021

FORMAT 'A'

To.

Maharashtra Real Estate Regulatory Authority,
Mumbai.

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to the property bearing Survey No. 11/1B/6, 11/1B/7 and 11/1B/11 situate lying and being at, Village Kondhwa Khurd, Tal. Haveli, Dist Pune (hereinafter referred to as the said Property)

A) I have investigated the title of the aforesaid property on the request of Salim Umar Memon and following documents i.e.

1. Description of the property:

a) All that piece and parcel of the land bearing Old Survey No. 11 Hissa No. 9+14A/1A/6, New Survey No. 11/1B/6 is admeasuring about 500 square meters i.e. 00H-05R cessed at 00Rs-20Ps. situated lying and being at Village Kondhwa Khurd within the jurisdiction of the Sub-Registration District Pune and within the limits of Pune Municipal Corporation is bounded as follows

On or Towards East : By S. No. 11

On or Towards West : By S. No. 11



On or Towards South : By S. No. 11
On or Towards North : By Road

And

- b) All that piece and parcel of the land bearing Old Survey No. 11 Hissa No. 9+14A/1A/7, New Survey No. 11/1B/7 is admeasuring about 500 square meters i.e. 00H-05R cessed at 00Rs-20Ps. situated lying and being at Village Kondhwa Khurd within the jurisdiction of the Sub-Registration District Pune and within the limits of Pune Municipal Corporation is bounded as follows

On or Towards East : By S. No. 11
On or Towards West : By S. No. 11
On or Towards South : By S. No. 11
On or Towards North : By Road

And

- c) All that piece and parcel of the land bearing Old Survey No. 11 Hissa No. 9+14A/1A/11, New Survey No. 11/1B/11 is admeasuring about 500 square meters i.e. 00H-05R cessed at 00Rs-10Ps. situated lying and being at Village Kondhwa Khurd within the jurisdiction of the Sub-Registration District Pune and within the limits of Pune Municipal Corporation is bounded as follows

On or Towards East : By S. No. 11
On or Towards West : By S. No. 11
On or Towards South : By S. No. 11
On or Towards North : By Road



Ref:

Date :

2. Documents of allotment of plot:

1. 7/12 Extract of the property.
2. Specified Mutation Entries.
3. Copy of Sale Deed of Mr. Aziz Tayyabali Attarwala bearing registration No.12538/1989 dated 8th August 1989 registered in the office of Sub-registrars Haveli No. 1 Pune, for Survey No. 11/9+14A/1A/6.
4. Copy of Sale Deed of Mr. Aziz Tayyabali Attarwala bearing registration No. 15800/1989 dated 20th October 1989 registered in the office of Sub-registrars Haveli No. 1 Pune for Survey No. 11/9+14A/1A/7. .
5. Copy of Gunthewari Certificate / Regularization Certificate No. 00291 having out ward No. Vivek/5581 dated 24th January 2008, in the name of Mr. Aziz Tayyabali Attarwala for Survey No. 11/9+14A/1A/6.
6. Copy of Power of attorney of Mr. Abdul Husain Sanjaliwala, which is authenticate in the office of Collector of stamps bearing No. 2183/2007 dated 21st November 2007.
7. Copy of Development agreement bearing registration No. 10165 / 2007 dated 7th December 2007, registered in the office of sub-registrar Haveli No. 8, Pune in the name of Mr. Iliyas Umar Memon.
8. Copy of Power of Attorney bearing registration No. 10166 / 2007 dated 7th December 2007, registered in the office of sub-registrar Haveli No. 8, Pune in the name of Mr. Iliyas Umar Memon.

9. Copy of Sale Deed bearing registration No. 11331/2020 dated 28th December 2020, registered in the office of sub-registrar Havell No. 17, Pune in the name of Mr. Salim Umar Memon.
10. Zone Certificate.
11. Demarcation.
12. NA Order.
13. Copy of sanction Plan.
14. Copy of Commencement Certificates
15. Search Receipt

3. 7/12 Extract Issued by the Gav Kamgar Talathi, Kondhwa Khurd, Pune.

4. Search Report for 30 years from 1991 to 2021 .

B) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of the Mr. Salim Umar Memon, in respect to the aforesaid property was clean clear and marketable, and without any encumbrances.

OWNERS OF THE LAND :

1. Mr. Salim Umar Memon is the owner of the subject property.
2. Qualifying remarks by registered Sale Deed and 7/12 Extract.



Altaf Sakkarge

BA.LLB, M.LL & LW

Advocate

Ref:

Date :

- C) The report reflecting the flow of the title of the owner Mr. Salim Umar Memon on the said land is enclosed herewith as Annexure.

ENCL: Search Report Pune,
Dated 9th November 2021


Altaf Sakkarge
Advocate



Housiey.com

Legal Stride

Office No:16, Ground Floor, Gulmohar Apartment, 2420 Esat Street, Behind SBI, Camp, Pune 411001

Ref:

Date :

9th November 2021

FORMAT 'A'

To.

**Maharashtra Real Estate Regulatory Authority,
Mumbai.**

FLOW OF THE TITLE OF THE SAID LAND

The property bearing Survey No. 11 Hissa No. 9+14A/1 was in the name of the Mr. Tukaram Shivram Lonkar, as the owner of the said property. The said property was in his possession and his name was there in 7/12 extract as the owner vide mutation entry bearing No. 708, which was regarding the partition between the Tukaram and Baburao Lonkar. The said mutation entry is certified on 4th April 1940 by the circle office Khed Shivapur, Pune.

The said Mr. Tukaram Shivram Lonkar sold said land to Mr. Kerba Hanumanth Lonkar, thereafter the name of the said purchaser was mutated on the 7/12 extract as owner vide mutation entry No. 1041. The said mutation entry is certified by the circle office, Pune..

Mutation entry No. 1378 is about the weights and measurement act. Thereafter the area of the property was mutated as Hector-Aar.'



Mutation Entry No. 749 is about the court order. Where Court directed to pay Rs. 55/- per year by Mr. Tukaram Lonkar to Mr. Paithankar, to clear the decree.

Mutation entry bearing No. 1407 is charges of the society removed. And mutation entry No. 1432 is tagai charge removed. And M. E. No. 853, Tagai, 1130 is about the charge of the society.

There after Mr. Kerba Lonakar and Sadashiv Narayan Mandhre have jointly made an application to the Tehsildar and have got their property identified as per the vahiwat. The property owned by Mr. Sadashiv Mandhre is numbered as S. No. 11/9+14A/1A, the said correction was mutated vide mutation entry bearing No. 1405.

Thereafter the said owner Mr. Sadashiv Narayan Mandhre expired leaving behind the only heir daughter Mrs. Baby Bandu Kale, her name was mutated on the 7/12 extract as the owner in place of deceased Sadashiv Narayan Mandhre vide mutation entry No. 2744. The said mutation entry is certified on 20th September 1986 by the circle office, Pune.

Mr. Jethalal Madhvji Thakkar, Mr. Nandlal Madhavji Thakkar, Mr. Shantilal Madhavji Thakkar, Mr. Dilip Madhavji Thakkar have purchased 01H-00 R property from Mrs. Baby Bandu Kale vide sale Deed dated 07/07/1988. Thereafter the names of the said purchaser were recorded on the 7/12 extract as the owner vide mutation entry No. 4977. The said mutation entry is certified on 1st March 1989 by the circle office Hadapsar, Pune.



Ref:

Date :

For the property bearing Survey No. 11/9+14A/1A/6 : The said owners Mr. Jethalal Madhvji Thakkar, Mr. Nandlal Madhavji Thakkar, Mr. Shantilal Madhavji Thakkar, Mr. Dilip Madhavji Thakkar though their Attorney Mr. Abasaheb Kundlik Tahkik have sold the property admeasuring about 5Aar to Mr. Aziz Tayyabali Attarwala vide Sale Deed registered in the office of Sub-registrar Haveli No. 1 at Serial No. 12538/1989 dated 8th August 1989. The said Mr. Aziz Tayyabali Attarwala was not Farmer hence the name of the said Mr. Aziz Tayyabali Attarwala was recorded on 7/12 extract of the newly parted 7/12 extract bearing No. 11/9+14A/1A/6 as the owner of the said property vide mutation entry bearing No. 5851 with the remark of 84C i.e. the owner is not Farmer.

The said Mr. Aziz Tayyabali Attarwala applied for removal of the 84C remark, the concerned authority issued letter bearing No. 84C/SR/2063/2007 dated 23rd August 2007 to remove the said remark of 84C. The Talathi removed the charge of 84C from the said 7/12 extract which was noted vide mutation entry No. 5851 and the effect was given to the 7/12 extract vide mutation entry no. 15467, at Pune.

For the property bearing Survey No. 11/9+14A/1A/7 : The said owners Mr. Jethalal Madhvji Thakkar, Mr. Nandlal Madhavji Thakkar, Mr. Shantilal Madhavji Thakkar, Mr. Dilip Madhavji Thakkar though their Attorney Mr. Abasaheb Kundlik Tahkik have sold the property admeasuring about 5Aar to Mr. Aziz Tayyabali

Attarwala vide Sale Deed registered in the office of Sub-registrar Havell No. 1 at Serial No. 15800 / 1989 dated 20th October 1989. The said Mr. Aziz Tayyabali Attarwala was not Farmer hence the name of the said Mr. Aziz Tayyabali Attarwala was recorded on 7/12 extract of the newly parted 7/12 extract bearing No. 11/9+14A/1A/7 as the owner of the said property vide mutation entry bearing No. 6385 with the remark of 84C i.e. the owner is not Farmer.

The said Mr. Aziz Tayyabali Attarwala applied for removal of the 84C remark, the concerned authority issued letter bearing No. 84C/SR/2064/2007 dated 23rd August 2007 to remove the said remark of 84C. The Talathi removed the charge of 84C from the said 7/12 extract which was noted vide mutation entry No. 6385 and the effect was given to the 7/12 extract vide mutation entry no. 15467, at Pune.

For the property bearing Survey No. 11/9+14A/1A/6 and 11/9+14A/1A/7 : Mr. Aziz Tayyabali Attarwala had executed Visar Pawti (Token Receipt) for the sale of the said property in the name of Mr. Kalim Munaf shaikh and Mr. Rafique Shamsheer Khan on 8th august 2007

The property bearing Survey No. 11/9+14A/1A/6 admeasuring about 500 square meters i.e. 00H-05R and Survey No. 11/9+14A/1A/7 admeasuring about 500 square meters i.e. 00H-05R totally admeasuring about 1000 square meters i.e. 00H-10R was owned by Mr. Aziz Tayyabali Attarwala, The said owner



Ref:

Date :

appointed Mr. Moiz Abdul Hussain Sanjeliwal as Power of attorney for him, the said document of Power of attorney was authenticated by Collector of stamps and is numbered as 2183 / 2007 dated 21st November 2007.

The said Mr. Aziz Tayyabali Attarwala through Power of Attorney Mr. Moiz Abdulhussain Sanjeliwala and consenting party Mr. Kalim Munaf Shaikh and Mr. Rafique Shamsheer Khan granted development rights of the said property bearing Survey No. 11/9+14A/1A/6 admeasuring about 500 square meters i.e. 00H-05R and Survey No. 11/9+14A/1A/7 admeasuring about 500 square meters i.e. 00H-05R totally admeasuring about 1000 square meters i.e. 00H-10R in the name of Mr. Iliyas Umar Memon vide registered Development Agreement and Power of Attorney bearing registration No. 10165 / 2007 and 10166 / 2007 respectively dated 7th December 2007, registered in the office of sub-registrar Haveli No. 8, at Pune.

The Mutation Entry bearing No. 19344 states that, as per the order of The Tehsildar Haveli, vide order bearing No. RTS-64 / 3A / 18 / 2015 dated 3rd October 2015, the Survey Nos of Village Kondhwa Khurd are changed and S. No. 11/9+14A/1A/6 is changed to S. No. 11/1B/6 and S. No. 11/9+14A/1A/7 is changed to S. No. 11/1B/7.

The Guthewari of the said open plot is done and the concerned Pune Municipal Corporation issued Regularization Certificate bearing 00291 dated 24th January 2008 for the property bearing survey No. 11/9+14A/1A/6.

For the property bearing Survey No. 11/9+14A/1A/11 : The said owners Mr. Jethalal Madhvji Thakkar, Mr. Nandlal Madhavji Thakkar, Mr. Shantilal Madhavji Thakkar, Mr. Dilip Madhavji Thakkar though their Attorney Mr. Abasaheb Kundlik Tahkik have sold the property admeasuring about 5Aar to Mr. Satish Chelaram Taneja vide Sale Deed registered in the office of Sub-registrar Haveli No. 1 at Serial No. 16276/1989 dated 3rd November 1989. The said Mr. Satish Chelaram Taneja was not Farmer hence the name of the said Mr. Satish Chelaram Taneja was recorded on 7/12 extract of the newly parted 7/12 extract bearing No. 11/9+14A/1A/11 as the owner of the said property vide mutation entry bearing No. 6389 with the remark of 84C i.e. the owner is not Farmer.

The said Mr. Satish Chelaram Taneja applied for removal of the 84C remark, the concerned authority issued letter bearing No. 84C/SR/187/2006 dated 3rd June 2006 to remove the said remark of 84C. The Talathi removed the charge of 84C from the said 7/12 extract which was noted vide mutation entry No. 6389 and the effect was given to the 7/12 extract vide mutation entry no. 15015, at Pune.

The said 5 Aar property was owned by Mr. Satish Chelaram Taneja, the said owner sold land admeasuring about 382.85 square meters out of 500 square meters to Mr. Tanvir Abdul Aziz Khan through his Power of Attorney Mr. Abdul Aziz Khan vide Sale deed bearing



Ref:

Date :

registration No. 4310/2002 dated 22nd August 2002 registered in the office of Sub-registrar Haveli No. 12 Pune. Thereafter the name of the said purchaser Mr. Tanvir Abdul Aziz Khan is recorded on the 7/12 extract as the owner of the said property vide mutation entry No. 15016.

Mr. Abdul Aziz Khan was appointed as Attorney by Mr. Tanvir Abdul Aziz Khan, vide Power of Attorney dated 17th March 1999.

Thereafter Mr. Satish Chelaram Taneja, had applied to the Deputy Collector and Competent authority Pune Urban Agglomeration, for getting clearance for the area 117.15 square meters. The said authority vide their order in case No. ULC / CA-2 / SR -1009 of 2007 dated 23rd April 2007 declared as not Surplus. Further vide the letter of the said Authority bearing No. ULC/ A-2-2 / SR-267 / II-169 / 2007 dated 14th June 2007, the said authority stated that, *'The competent authority does not wish to purchase the land intended to be sold by you (Mr. Satish Chelaram Taneja,). It shall be therefore be lawful to transfer the aforesaid land to aforesaid person (Tanvir Abdul Aziz Khan) by way of sale'.*

Thereafter the Mr. Satish Chelaram Taneja, and Mr. Tanvir Abdul Aziz Khan executed Correction Deed to the Sale deed bearing No. 4310/2002 and corrected the area from 382.85 square meters to 500 square meters vide Correction deed bearing registration No. 5033/2007 dated 16th June 2007, registered in the office of sub-registrar Haveli No. 7, Pune. The said effect was given to 7/12 extract vide mutation entry No. 15422.

The said Mr. Tanvir Abdul Aziz Khan sold the said property to Mr. Ilyas Umar Memon vide registered sale deed bearing registration No. 5662/2009 dated 1st august 2009, registered in the office of sub-registrar I No. 10, at Pune. Thereafter the name of the said purchaser Mr. Ilyas Umar Memon recorded on the 7/12 extract as the owner of the said property vide mutation entry No. 16416.

The Mutation Entry bearing No. 19344 states that, as per the order of The Tehsildar Haveli, vide order bearing No. RTS-64 /3A / 18 / 2015 dated 3rd October 2015, the Survey Nos. of Village Kondhwa Khurd are changed and S. No. 11/9+14A/1A/11 is changed to S. No. 11/1B/11. The Mutation Entry No. 19830 is not available.

The Guthewari of the said open plot is done and the concerned Pune Municipal Corporation issued Regularization Certificate bearing 0039375 dated 3rd October 2005.

The said property bearing Survey No. 11 is in Part Residential and Part Green and having DP road, further having reservation of Ply ground and Primary School as mentioned in the zone certificate issued by the Pune Municipal Corporation vide certificate bearing out ward No. DPO/2007/924 dated 19th September 2007.

The said Developer and owner Mr. Ilyas Umar Memon got the plan sanctioned for the said properties by amalgamating as one, The concerned Pune Municipal Corporation issued Commencement



Ref:

Date :

Certificate for the same bearing Commencement certificate No. CC/0570/20 dated 16/09/2020.

For the property bearing Survey No. 11/9+14A/1A/6, 11/9+14A/1A/7 and 11/9+14A/1A/11 : the owner of the property bearing survey No. No. 11/9+14A/1A/6 and 11/9+14A/1A/7 Mr. Aziz Tayyabali Attarwala through his Power of attorney Mr. Abdulhussain Sanjeliwala and through his Attorney and as Developer for the property bearing survey No. 11/9+14A/1A/6 and 11/9+14A/1A/7 admeasuring about 10 R and as owner for 5R property bearing survey No. 11/9+14A/1A/11 Mr. Iliyas Umar Memon sold the said property admeasuring 15 jointly to Mr. Salim Umar Memon vide registered Sale deed bearing registration No. 11331 of 2020 dated 10th January 2021. Thereafter the name of the said Purchaser Mr. Salim Umar Memon was recorded as the owner of the said property vide mutation entry No. 20771 on all the 7/1 2extracts of the three property each admeasuring about 5R bearing survey No. 11/9+14A/1A/6, 11/9+14A/1A/7 and 11/9+14A/1A/11.

The said owner Mr. Salim Umar Memon got the NA order form the Tehsildar Haveli, Pune bearing No. NA.SR/200/2020 dated 09/02/2021. Further got the building plan revised and revised the sanctioned for the said properties. The concerned Pune Municipal Corporation issued new Commencement Certificate for the same bearing Commencement certificate No. CC/0666/21 dated 23/06/2021.

SEARCH REPORT FOR 30 YEARS: I have gone through the aforesaid documents as well as the Index II registers and related documents which were made available to me for the purpose of search in the office of the Sub Registrars Haveli, Pune, Some of the records were missing and some were in torn condition. I could not able to take the search of all the mutation entries and day book and related records maintain by the concerned Registration authority. Further there is no information about any court proceedings. On perusal of the aforesaid record, I have not found any cross entry apart from those that are mentioned in this search, which may endanger the ownership of captioned owners.

Litigation : I have no knowledge about any litigation in respect to the said property and I have no document with me showing any legal dispute and or litigation.

Hence this Report.

Pune,

Dated 9th November 2021.


Altaf Sakkarge
Advocate

