

Date: 19.09.2025

FORMAT – A
(Circular No. 28 /2021)
LEGAL TITLE REPORT

To,

Maha RERA,

Sub: All that piece and parcel of area admeasuring **02 H. 40 Are** including Potkharaba from and out of land bearing **Gat No.1331/6** situated at Village Wagoli, Taluka and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District-Pune (Hereinafter referred to as **the "Said Land"**).

I have investigated the title of the said land on the request of **Sachin Rikhablal Bhandari**, an authorized partner of **M/S. SAGAR CONSTRUCTION COMPANY** a partnership firm registered under the provisions of the Indian Partnership Act,1932, having corresponding address at 201, B. A. Gateway, CTS No. 1620, Plot No. 84/2, Baner Road, Aundh, Pune 411 007. (Hereinafter called as the said **"Promoter/Developer"**).

1. **DESCRIPTION OF THE PROPERTY:**

'SCHEDULE'

(Description of the Said Land/Said Property)

All that piece and parcel of area admeasuring **02 H. 40 Are** from and out of land bearing **Gat No. 1331/6** situated at **Village Wagholi, Taluka and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District-Pune** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District - Pune and is bounded as under:-

On or towards East : By Old Gat No. 2310 & 2315

On or towards South : By Old Gat No. 2308

On or towards West : By Gat No. 1331/5

On or towards North : Pune - Nagar Highway

(Together with all rights, easements, liberties, privileges, hereditaments and appurtenances appurtenant thereto. (Hereinafter collectively referred to as the said "LAND").

B.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:

Sr. No.	Document Type	Parties	Document Number and Date
1.	Development Agreement and Power of Attorney dated 31/12/2013.	Swami Vivekananda Co-Operative Housing Society and M/S Sagar Construction Company	Sub-Registrar Haveli No.18 at Serial No. 438/2014 and Serial No. 439/2014 on 22/01/2014.
2.	Supplementary Development Agreement and Power of Attorney dated 30/01/2016	Swami Vivekananda Co-Operative Housing Society and M/S Sagar Construction Company	Registered in the office of Sub-registrar Haveli No.18 at Sr.No.991/2016 and Sr.No.992/2016 on 17/03/2016.

2A. I have perused the copies of the following documents pertaining to the said land entrusted to me for the purposes of this title report.

S.No.	Particulars
a.	VF No.7/7A/12 of Survey Number 273/1 from 1954 to 1968-1969.
b.	Copy of Consolidation Scheme Extract.
c.	7/12 extract of Gat No.2317 (Old Survey No.273/1) from 1975 to 1990.
d.	7/12 extract of Survey Number Gat No. (Old Gat No.2317) from 1991-2014.
e.	7/12 extract of New Gat No.1331/6 (Old Gat No.1331/2) from 2014-2015 to 2025.
f.	Sale Deed dated 14/03/1988 registered in the office of Sub - Registrar Haveli No.1 at Serial No.3994/1988.
g.	Order dated 15/12/1987 passed by Sub-Divisional Officer, Haveli.
h.	Society Registration Certificate dated 24/06/1994.
i.	Non-Agricultural Permission dated 13/12/2011.
j.	Development Agreement and Power of Attorney dated 31/12/2013 registered in the office of Sub-Registrar Haveli No.18 at Serial No. 438/2014 and Serial No. 439/2014 on 22/01/2014.
k.	Possession receipt dated 25/01/2016 registered in the office of Sub-registrar Haveli No.11 at Sr.No.800/2016 on 27/01/2016.
l.	The Easement Agreement registered in the office of Sub-registrar Haveli No.11 at Sr. No.802/2016.
m.	The Supplementary Development Agreement and Power of Attorney dated 30/01/2016 is registered in the office of Sub-registrar Haveli No.18 at Sr.No.991/2016 and Sr.No.992/2016 on 17/03/2016.
n.	Mortgage Deed registered in the office Sub-registrar Haveli No.23 at Sr.No.1275/2019 on 24/01/2019
o.	Deed of Redemption/Conveyance of Mortgage registered in the office Sub-registrar Haveli No.19 at Sr.No.6207/2023 on 21/03/2023
p.	Papers related to Spl.C.S.405/2025
q.	Papers related to Spl.C.S.525/2025
r.	Commencement Certificate No. 2879/24-25/4334 Dt.18.09.2025 issued by PMRDA.



3. **7/12 EXTRACTS AND MUTATION ENTRIES:**

S.No.	Particulars
a.	VF No.7/7A/12 of Survey Number 273/1 from 1954 to 1968 - 1969
b.	VF No.7/7A/12 of Gat No.2317 (Old Survey No.273/1) from 1975 to 1990
c.	VF No.7/7A/12 of Gat No.1331/2(Old Gat No.2317) from 1991 - 2014
d.	VF No.7/7A/12 of Gat No.1331/6 (Old Gat No.1331/2) from 2014 - 2025.
e.	Mutation Entries: 4392, 4573, 6378, 6463, 7026, 7170, 1, 128, 260, 878, 1517, 1518, 2351, 3746, 10565, 14371

4. **SERACH REPORT FOR 30 YEARS FROM 1996 till date:**

I have also conducted the online search on official website of IGR Maharashtra i.e. www.igrmaharashtra.gov.in of Index-II pertaining to the said Land for the periods of 1996 to 2025 vide online receipt bearing GRN No. MH008348337202526E and MH008338545202526E dated 10/09/2025. The said search is also subject to availability of record available on the web-page except for some years could not be accessed due to technical or software errors.

5. On perusal of the above-mentioned documents, said search and title reports and all Other relevant documents relating to title of the said land, I am of the opinion that: Subject to otherwise mention herein,

- the said land is free from encumbrances and is marketable,
- the said Land is owned by Swami Vivekananda Co-operative Housing Society, who have granted development rights by registered instruments relating thereto unto and in favor of the M/s. Sagar Construction Company,
- the said M/s. Sagar Construction Company is entitled to develop the said land, construct building/s thereon in accordance with the sanctioned building plans, and to dispose the units therein, to any intending purchaser, subject to outcome of the pending litigations as mentioned hereunder.

6. **Owners of the land-**

Owners of the land	Area admeasuring	Mutation Entry
Land owned by Swami Vivekananda Co-operative Housing Society from which M/S Sagar Construction Company acquired development right in respect of the said land.	02 H. 40 R	10565 (3726)
Total Area as per 7/12 extract of the Gat No.1331/6 (including Potkharaba)	02 H. 40 R	

6.1. Developers of the land -

M/S. SAGAR CONSTRUCTION COMPANY.

7. Qualifying remark –

The title of the said land is subject to the:

- i. pending litigations (*mentioned hereunder separately*)
- ii. The report reflecting the flow of the title of Swami Vivekananda Co-operative Housing Society and Development rights of M/s. Sagar Construction Company in the said land is enclosed herewith as **Annexure "A"**.

Note: All documents submitted for my perusal are photocopies

Place:

Pune



Dhanraj Chavan
ADVOCATE

Housiey.com

Date: 19.09.2025

ANNEXURE "A"
FLOW OF THE TITLE OF THE SAID LAND

1. Copy of 7/12 extract of **Gat No.1331/6** as on date of application for registration following entries appears on perusal of the 7/12 extract of the said land:
2. **Mutation Entry No's:** Mutation Entries: 4392, 4573, 6378, 6463, 7026, 7170, 1, 128, 260, 878, 1517, 1518, 2351, 3746, 10565, 14371.
3. **Search:**
I have also conducted the online search on official website of IGR Maharashtra i.e. www.igrmaharashtra.gov.in of Index-II pertaining to the said Land for the periods of 1996 to 2025 vide online receipt bearing GRN No. MH008348337202526E and MH008338545202526E dated 10/09/2025. The said search is also subject to availability of record available on the web-page except for some years could not be accessed due to technical or software errors.
4. **Flow of the Title of the said land is as Under:**
 - i. It is seen from the revenue records that property totally admeasuring 06 Acre 17 Gunthas bearing Survey No. 273/1 was originally owned and possessed by Shri. Martand Hari Kulkarni, Shri Bhairav Hari Kulkarni, Shri Shankar Hari Kulkarni and Shri. Gajanan Hari Kulkarni.
 - ii. It is seen that name of one Mr. Genu Vithu Dabhade was recorded in the other rights column of Survey No. 273/1 as protected tenant of Kulkarni family vide Mutation Entry.4392.
 - iii. It is seen that Martand Hari Kulkarni expired on 24/04/1950 leaving behind his 3 sons namely Vasant.Krishna and Prabhakar Martand Kulkarni and 3 brothers namely Bhairav, Shankar and Gajanan Hari Kulkarni. Their names were recorded to the revenue records vide Mutation Entry No.4573.



- iv. It is seen that Bhairav Hari Kulkarni expired on 15/07/1958 leaving behind his 2 sons namely Vishnu and Palladev and daughters namely Leelabai Ramchandra Pophale, Sungandabai Bhairav Kulkarni and widow namely Shantabai Bhairav Kulkarni. Their names were recorded to the revenue record vide Mutation Entry.6378.
- v. It is seen that Leelabai Ramchandra Pophale, Sungandabai Bhairav Kulkarni, Shantabai Bhairav Kulkarni relinquished their rights, title and interest in Survey No.273/1 along with their other properties by giving statement to that effect and submitting applications before the concerned authority. As such there names were deleted from the 7/12 extracts of land Survey No.273/1 along with their other properties by giving statements to that effect and submitting applications before the concerned authority. As such there names were deleted from the 7/12 extracts of land bearing Survey No.273/1 and other lands vide Mutation Entry No.6463.
- vi. It is thereafter seen that Krishna Martand Kulkarni, Vishu and Palladev Bhairav Kulkarni, Krushnabai Shankar Kulkarni gave statement to the concerned authority for recording the name of one Vastalabi Ramchandra Kulkarni. As such the name of Vastalabi Ramchandra Kulkarni was recorded in the 7/12 extract of the S. No. 273/1 and other lands vide Mutation entry No. 7026.
- vii. It is seen that proceeding under section 32G of Maharashtra Tenancy and Agricultural Land Act, 1948 was commenced under the provisions of the said Act, Genu Vithu Dabhade was declared as Purchaser of the said Survey No.273/1 and was ordered to pay purchase price of Rs.2623.10/- which he duly paid and obtained the Sale Certificate under Section 32 M of the said Act. The name of Genu Vithu Dabhade was recorded in the ownership column in 7/12 extract of the Survey No.273/1 vide Mutation Entry.7170. The names of Kulkarni family were deleted from 7/12 extract of Survey No.273/1.

- viii. It is seen that as per Weight and Measures Act, 1956, the measurement of Acres and Gunthas were changed to Hecter and Ares, accordingly the area of Survey No.273/1, changed from 6 Acres 17 Gunthas to 2 Hecter 60 Ares.
- ix. It is revealed from revenue records that on 23/03/1974 the consolidation scheme was introduced in village Wagholi for Gat Nos.1-2554 under the provisions of the Bombay Prevention of fragmentation and consolidation Act, and the said Survey No.273/1 was included in the said scheme and from that date new record of rights were started. The effect of consolidation scheme was given to the record of rights of the said property by Mutation Entry No.1. Due to the consolidation scheme, the Survey No. 273/1 was changed to Gat No.2317 and the area was changed from 02 H 60 Ares to 08 H 33 Ares.
- x. It is seen that Genu Vithu Dabhade expired on 02/05/1976 leaving behind his widow namely Rangubai, 3 Sons Laxman, Dattu And Nana and 3 daughters namely Anjanbai Rangnath Botre, Manjula Ramchandra Dhavale and Shantabai Sonaba Jaid and as such the names of his legal heirs recorded to the 7/12 extract of Gat No.2317 vide Mutation Entry No.128.
- xi. It is seen that before consolidation scheme, there was a charge of Rs.2406/- into the other rights column of the 7/12 extract of Survey No.273/1 in the name Vishwanath Raghunath Kulkarni. However the land bearing Survey No.273/1 was already purchased by Genu Vithu Dabhade under the provisions of Maharashtra Tenancy and Agriculral land Act, 1948. Thus the charge of the said amount of Rs.2406/- in the name of Vishwanath Raghunath Kulkarni was deleted from the 7/12 extract of the land Gat No. 2317 vide Mutation Entry No.260.
- xii. It is seen that Laxman Genba Dabhade expired on 11/08/1983 leaving behind his widow namely Chandrabhaga, 3 Sons Gorakhnath, Machindranath and Kundlik and 2 daughters namely Leelabai Dhavaji Jadhav and Ashabai Ankushrao Hagwane were recorded to the 7/12 extract of the Gat No. 2317 vide Mutation Entry No.878.



- xiii. It is seen that Leelabai Dhavaji Jadhav and Ashabai Ankushrao Hagawane, Anjanabai Rangnath Botre, Manjula Ramchandra Dhavale and Shantabai Sonaba Jaid and Kamlabai Moreshwar Ranawade relinquished their rights, title and interest in Gat No. 2317 along with their other properties by giving statement to that effect and submitting applications before the concerned authority. As such their names were deleted from the 7/12 extracts of land Gat No. 2317 and other lands vide Mutation Entry No.1517.
- xiv. It is seen that a group of persons (now member of society) came together and decided to form the housing society and purchase land for the housing society, however at that time the said property was agricultural land and therefore, society could not be formed. Hence, the group of persons of proposed society decided to purchase the land in the name of Shri. Rangnath Ganpatrao Gaikwad.
- xv. It is seen that Shri.Rangnath Ganpatrao Gaikwad thereafter filed application to the Sub-Divisional Officer, Pune on behalf of Dattu Genu Dabhade, Nana Genu Dabhade, Smt. Chandrabhaga Laxman Dabhade for obtaining sell permission in respect of the land admeasuring 02 H 40 Are out of land totally admeasuring 08 H 33 Ares of Gat No. 2317. The Sub Divisional Officer, Haveli vide its Order No.43/SR/78/87 dated 15/12/1987 granted permission under Section 43 of The Maharashtra Tenancy and Agricultural Land Act, 1948.
- xvi. It is seen that on 14/03/1988 Rangnath Ganpatrao Gaikwad purchased the said land admeasuring 02 H 40 Ares of Gat No.2317 which is more particularly described in Para 2 above and which is referred to as "**Said Property**". The said Sale Deed is registered in the office of Sub-Registrar Haveli No.1 at Serial No.3994/1988. The effect of the said Sale Deed was given to the revenue records and new Gat No.2317/2 came into existence vide Mutation Entry No.1518 and as such the name of purchaser Rangnath Ganpatrao Gaikwad recorded to the 7/12 extract of new Gat No. 2317/2 area admeasuring 02 H. 40 R.

- xvii. It is seen that order dated 26/11/1990 bearing No.1621/1990 passed by Sub-Divisional Officer, Haveli Pune that Rangnath Ganpatrao Gaikwad paid 40 times amount of assessment of the said land to the Government Treasury, thus it was ordered to delete the remark of the payment of 40 times amount of assessment from the other right column of the 7/12 extract of the land Gat No.2317/2. The effect of the said order given to the 7/12 extract of the Gat No.2317/2 vide Mutation Entry No.2351.
- xviii. It is seen that, after formation of Swami Vivekanand Co-operative Housing Society the members of society have decided to transfer the said property in the name of society. Accordingly the resolution came to be passed for transforming the said property in the name of society from Shri.Rangnath Ganpatrao Gaikwad. Thereafter Shri. Rangnath Ganpatrao Gaikwad and others filed an application, Consent letter and society resolution to the Talathi for deleting his name from the 7/12 extract. Talathi after recording statements of concerned parties has deleted the name of Shri. Rangnath Ganpatrao Gaikwad from 7/12 extracts of the said property and recorded name of the society in his place. Thus the society became owner of the said property. The effect of the said transfer was given to the 7/12 extract of the said property vide Mutation Entry No.3726.
- xix. It is revealed from the mutation entry No. 1, that there was a Wadi namely "Avhalwadi" of the said village Wagholi. That the separate revenue entity got to the said 'Avhalwadi' and thus the said 'Avhalwadi' subdivided from the village Wagholi. Accordingly the separate revenue record was prepared for the said newly village 'Avhalwadi', due to which the Gat No. 2317 renumbered as Gat No. 1331 of village Wagholi. Thus Gat No. 2317/2 got new Gat No. 1331/2 of village Wagholi, after Wadivibhajan;
- xx. It is seen that the Collector, Pune granted non-agricultural use permission vide its Order No. PMH/NA/SR/579/09 with respect to the said land.



- xxi.** It is seen that Said Swami Vivekananda Society decided to develop the said land and executed registered Development Agreement dated 31/12/2013 and Power Of Attorney dated 31/12/2013 in favor of M/S Sagar Construction Company i.e the said Promoter herein in respect of the said land. The Development Agreement and Power Of Attorney are registered in the office of Sub-Registrar Haveli No.18 at Serial No. 438/2014 and Serial No. 439/2014 on 22/01/2014. However on perusing the said Development Agreement, it is seen that possession of the said land is to be handed over by the said Swami Vivekananda Society to the M/S Sagar Construction Company i.e to the said Promoter within 1 month from the date of execution and registration of the said Development Agreement.
- xxii.** It is seen that the owners of Gat No. 1331/1 and Gat No. 1331/2 decided prepared revised Phalni for Gat No. 1331/1 & 1331/2 from the District Superintendent of land record, Pune vide its order Re. Du./Mo. Ra. No./674/13, dt. 25/04/2013. Thus the Gat No. 1331/1 & 1331/2 amalgamated and further sub-divided into six parts viz Gat No. 1331/1 to Gat No. 1331/6. The effect of the said order and sub-division given to the revenue vide mutation entry No. 10565. Thus the earlier Gat No. 1331/1 got new Gat Nos. 1331/1 to 1331/5 and earlier Gat No. 1331/2 got new Gat No. 1331/6.
- xxiii.** It is seen that, the said society was not having actual possession of the said land and the same was with Dabhade Family. After discussion and negotiations between Dabhade Family and Society, the Dabhade Family handed over and delivered the actual and physical possession of the said land to and in favour of Society by executing Possession Receipt dt. 25/01/2016 which is registered in the office of Sub-registrar Haveli No.11 at Sr. No.800/2016 on 27/01/2016.
- xxiv.** It is seen that, the said society and the said Dabhade family entered into Easement Agreement for use of road from the said property. The said Easement Agreement is registered in the office of Sub-registrar Haveli No.11 at Sr.No.802/2016 

- xxv.** It is seen that, after getting possession from Dabhade family, the said society executed Supplementary Agreement dated 30/01/2016 in favor of M/s. Sagar Construction Company i.e. in favor of the said Promoter and delivered actual, vacant and peaceful possession of the said property to M/s. Sagar Construction Company. The Supplementary Development Agreement dated 30/01/2016 is registered in the office of Sub-registrar Haveli No.18 at Sr. No. 991/2016 on 17/03/2016.
- xxvi.** It is seen that, the said society also executed Power of Attorney dated 30/01/2016 in favor of M/S Sagar Construction Company i.e in favor of the said Promoter. The said Power of Attorney is registered in the office of Sub-registrar Haveli No.18 at Sr.No.992/2016 on 17/03/2016.
- xxvii.** It is seen that, by Mortgage Deed dated 24/01/2019 M/s. Sagar Construction Company availed Hypothecated loan of Rs.5,00,00,000/- on the said property from Muslim Co-op Bank Ltd. Kharadi Branch Pune. The Said Mortgage Deed is registered in the office Sub-registrar Haveli No.23 at Sr.No.1275/2019 on 24/01/2019. However charge of the said loan is not reflected in 7/12 extract of the said land.
- xxviii.** It is seen from the Mutation Entry No.14371 that, the Government by its Order dt. 17/03/2012 instructed to mention appropriate land holding type/class along with correct remark of such condition/s into other right column of the 7/12 extracts. However, while computerization of 7/12 extract the Talathi has wrongly mentioned as 'Purchase of said land under provisions of Sec. 63A-1 of The Bombay Tenancy and Agricultural Lands Act' and type of holding/class mentioned as Class – 1. The said mistake rectified on the basis of the Order passed by Tahasildar Haveli, vide its order No. Wagholi/14/2020, dt. 13/03/2020 and remark mentioned into other right is deleted.

- xxix.** It is seen that, by M/s. Sagar Construction Company repaid the loan amount of Rs.5,00,00,000/- to Muslim Co-op Bank Ltd. Kharadi Branch Pune along with its interest and applicable charges. Thus the said bank executed Deed of Redemption/Re-Conveyance of Mortgage dated 21/03/2023. The Said Deed of Redemption/Re-Conveyance of Mortgage is registered in the office Sub-registrar Haveli No.19 at Sr.No.6207/2023 on 21/03/2023.
- xxx.** It is seen that the Collector, Pune by its order bearing No. NA/SR/579/2009 dt.13/12/2011 granted non-agricultural permission in respect of the said entire land to the said society.
- xxxi.** It is seen that the Promoter M/s. Sagar Construction Company prepared a building plan and got the said plan sanctioned and approved from the Pune Metropolitan Region Development Authority Pune (PMRDA) vide its Commencement Certificate/Letter bearing No. 2879/24-25/4334 Dt.18.09.2025 issued by PMRDA.;

5. Litigations:

S.No.	Suit No.	Case No.	Plaintiff	Defendant	Status
1.	Spl.C.S. 405/2025	Civil Judge, Senior Division, Pune	M/s Sagar Construction Company	Swami Vivekanand CHSLTD	Pending
2.	Spl.C.S. 525/2025	Civil Judge, Senior Division, Pune	Swami Vivekanand CHSLTD	M/s Sagar Construction Company	Pending
3.	Civil M. A. No.330/2025	Principle District Judge Pune	M/s Sagar Construction Company	Swami Vivekanand CHSLTD	Disposed of on 04/07/2025

Place: Pune



Dhanraj Chavan
ADVOCATE

DHANRAJ B. CHAVAN
ADVOCATE

Flat No.2, Building No.10
Baner Road, Aundh, Pune 411 007
Mob.No. 9372750042

Date: 19.09.2025

ENCUMBRANCES

The said land is free from all encumbrances except the pending litigations mentioned hereunder:-

S.No.	Suit No.	Case No.	Plaintiff	Defendant
1.	Spl.C.S. 405/2025	Civil Judge, Senior Division, Pune	M/s Sagar Construction Company	Swami Vivekanand CHSLTD
2.	Spl.C.S. 525/2025	Civil Judge, Senior Division, Pune	Swami Vivekanand CHSLTD	M/s Sagar Construction Company

Place: Pune



Dhanraj Chavan
ADVOCATE

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH008348337202526E	BARCODE				Date	10/09/2025-14:42:12	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	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	Adv Dhanraj B. Chavan					
Location	PUNE										
Year	2025-2026 One Time				Flat/Block No.	Sakalnagar					
Account Head Details				Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE			150.00	Road/Street	Baner Road					
					Area/Locality	Pune					
					Town/City/District						
					PIN	4	1	1	0	0	7
					Remarks (If Any)	Gat No 1331/6 Wagholi Taluka Haveli Dist Pune Search Year 1996 to 2025 Total 30 Years					
					Amount In	One Hundred Fifty Rupees Only					
Total				150.00	Words						
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN	Ref. No.	00040572025091077987	IK0DJWTHK9			
Cheque/DD No.					Bank Date	RBI Date	10/09/2025-14:24:42	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. : 9372750042

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

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



CHALLAN
MTR Form Number-6



GRN	MH008338545202526E	BARCODE					Date	10/09/2025-13:23:42	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	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Adv Dhanraj Babasaheb Chavan					
Location	PUNE			Flat/Block No.						
Year	2025-2028 One Time			Premises/Building						
Account Head Details			Amount In Rs.							
0030072201	SEARCH FEE		600.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Amount In	Six Hundred Rupees Only					
Total			600.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572025091068822	IK0DJWPRB1			
Cheque/DD No.				Bank Date	RBI Date	10/09/2025-13:24:25	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 : 711572656

Mobile No. : 9823187788

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

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.