



**CHALLAN**  
**MTR Form Number-6**



GRN	MH014043287202425P	BARCODE	[Barcode]		Date	09/01/2025-12:19:49	Form ID	
Department	Inspector General Of Registration			Payer Details				
Search Fee	Type of Payment			Other Items		TAX ID / TAN (If Any)		
				PAN No.(If Applicable)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name		Ganesh Laxman Kondhalkar		
Location	PUNE			Flat/Block No.				
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		300.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount in				
				Three Hundred Rupees Only				
Total			300.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.	10000502025010902328	3218354580819
Cheque-DD Details				Bank Date		RBI Date	09/01/2025-12:20:24	Not Verified with RBI
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID : 877219720

Mobile No. : 9762126512

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

सदर चलन 'ट्राइप ऑफ वेगल' मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दस्त्यासाठी लागू नाही.

**FORMAT A**

**(Circular No. 28/2021, Dated 08/03/2021)**

**To,  
MahaRERA  
Pune.**

**LEGAL TITLE REPORT**

Subject: Title clearance certificate with respect to Plot No. 20 admeasuring 552.77 Sq. Mtrs along with the structure standing there on, which now bears Final plot No. 545A/20, in the sanctioned lay-out of "Shivprasad Co-operative Housing Society Limited", of Old Survey No. 124/2B/1, with the membership rights and shares in the said society, situated in Parvati, Pune in the limits of Pune Municipal Corporation in Registration District Pune, Sub-District Taluka Haveli, in Pune City, (hereinafter referred to as the "Said Plot").

We have investigated the titled of the said plot on the request of Rivansh Infracon LLP and for the verification of title of the said plot we have gone through the following documents.:-

1. Description of the property - Plot No. 20 admeasuring 552.77 Sq. Mtrs along with the structure standing there on, which now bears final plot No. 545A/20, in the sanctioned lay-out of "Shivprasad Co-operative Housing Society Limited", of Old Survey No. 124/2B/1, with the membership rights and shares in the said society, situated in Parvati, Pune in the limits of Pune Municipal Corporation in Registration District Pune, Sub-District Taluka Haveli, in Pune City, (hereinafter referred to as the "Said Plot").
2. Copies of 7/12 extract of Survey No. 124/2B/1.

3. Copy of property card extract of Final Plot No. 545A/20.
4. Copies of Mutation Entries Nos. 3501, 3969, 380, 359, 404, 405.
5. Completion Certificate No. BCO/14/2/94 dated 07/08/1997.
6. Completion Certificate No. OCC/0536/10 dated 15/10/2010.
7. Copy of WILL of Laxman Bhagwan Gir dated 12/05/1980.
8. Copy of WILL of Bhabutgir Shankargir Gosavi dated 02/08/1996.
9. Copy of Release Deed dated 14/06/2013 between Mrs. Leela Mahadev Gir and Mrs. Vrushali Amit Gosavi i.e. Ms. Mrunalini Narendra Gir, Ms. Mrudula Narendra Gir.
10. Copies public notices were published in newspaper "Daily Prabhat" and "Times of India" both dated 11/03/2024.
11. Copy of Development Agreement dated 04/07/2024, between Mr. Niranjana Bhabutgir Gosavi, Mrs. Suneeta Neelesh Gosavi, Mr. Mayukh Neelesh Gosavi, Mrs. Mrudula Mandar Chiplunkar maiden name Ms. Mrudula Narendra Gir and Mrs. Vrushali Amit Gosavi maiden name Mrunalini Narendra Gir (Owners) and Rivansh Infracon LLP (Developer).
12. Copy of Power of Attorney dated 04/07/2024, between Mr. Niranjana Bhabutgir Gosavi, Mrs. Suneeta Neelesh Gosavi, Mr. Mayukh Neelesh Gosavi, Mrs. Mrudula Mandar Chiplunkar maiden name Ms. Mrudula Narendra Gir and Mrs. Vrushali Amit Gosavi maiden name Mrunalini Narendra Gir (Owners) and nominee of Rivansh Infracon LLP Mr. Sachin Dnyaneshwar

Khilare And/or Mr. Vinay Vishnu Ganthade And/or Mr. Vijay Nivrutti Gaware (Power of Attorney Holder).

13. Orders obtained from e-courts portal in the Regular Civil Suit No. 1579 of 2013 in the file of 5<sup>th</sup> Additional Judge Small Causes Court and Jt. C.J.S.D., Pune dated 23/07/2024 and Regular Civil Suit No. 1850 of 2014 in the file of 14<sup>th</sup> Jt. C.J.S.D., Pune dated 03/08/2024 for disposal of said suits as withdrawn unconditionally.

14. Search report for 30 years from 01/01/1995 to till 09/01/2025(Part).

On perusal of above mentioned documents and all other relevant documents relation to the title of the said plot, we are in the opinion that, the title of Mr. Niranjan Bhabutgir Gosavi, Mrs. Suneeta Neelesh Gosavi, Mr. Mayukh Neelesh Gosavi, Mrs. Mrudula Mandar Chiplunkar maiden name Ms. Mrudula Narendra Gir and Mrs. Vrushali Amit Gosavi maiden name Mrunalini Narendra Gir(Owners) are clear, marketable and without any encumbrances and our client Rivansh Infracon LLP has the exclusive development rights of the said plot which are free from encumbrances.

**Owner of the Plot:**

Mr. Niranjan Bhabutgir Gosavi, Mrs. Suneeta Neelesh Gosavi, Mr. Mayukh Neelesh Gosavi, Mrs. Mrudula Mandar Chiplunkar maiden name Ms. Mrudula Narendra Gir and Mrs. Vrushali Amit Gosavi maiden name Mrunalini Narendra Gir are the owner of said Plot i.e. Plot No. 20 admeasuring 552.77 Sq. Mtrs along with the structure standing there on, which now bears final plot No. 545A/20, in the sanctioned lay-out of "Shivprasad Co-operative Housing Society

Limited", of Old Survey No. 124/2B/1, with the membership rights and shares in the said society, situated in Parvati, Pune in the limits of Pune Municipal Corporation in Registration District Pune, Sub-District Taluka Haveli, in Pune City.

The report reflecting the flow of the title of Mr. Niranjan Bhabutgir Gosavi, Mrs. Suneeta Neelesh Gosavi, Mr. Mayukh Neelesh Gosavi, Mrs. Mrudula Mandar Chiplunkar maiden name Ms. Mrudula Narendra Gir and Mrs. Vrushali Amit Gosavi maiden name Mrunalini Narendra Gir and exclusive development rights of the Rivansh Infracon LLP as Developer of the said plot is enclosed herewith as annexure.

Enclosed: Annexure A.

Place: Pune

Date: 13/01/2025

  
**Deepak D. Deshpande**  
**For Deepak Deshpande & Associates**  
**Advocates**

**FORMAT A**

**(Circular No. 28/2021, Dated 08/03/2021)**

**FLOW OF THE TITLE OF THE SAID PLOT**

Sr No.

- 1) Search Report for 30 years from 01/01/1995 – 09/01/2025 (Part).
- 2) It appears from the covenants of owners in the development agreement referred herein below that, the land bearing Survey No. 124/2B/1 was originally owned by Shivprasad Co-operative Housing Society Ltd. (said Society) and the name of society was duly recorded to the 7/12 extract of Survey No. 124/2B/1 as owner/kabjedar. The said 7/12 extract is not available in the file and it is advised that the same should be obtained.
- 3) It appears that, said society prepared the layout of Survey No. 124/2B/1 and got it sanctioned from Pune Municipal Corporation, thereby the Property bearing Survey No. 124/2B/1 was divided into various plots, open space and the road in the said layout. The said society allotted its various plots to its members.
- 4) It appears from Mutation Entry No. 3501 dated 23/11/1978 that, The Plot No. 20 totally adm. 552.77 Sq. Mtrs was allotted in the year 1978 to Laxman Bhagwan Gir and Bhabutgir Shankargir Gosavi equally by the said society by its Letter, who had been the members of the said society and accordingly names of Laxman Bhagwan Gir and Bhabutgir Shankargir Gosavi were recorded to the 7/12 extract of Plot No. 20 as owner/kabjedar by said mutation entry.

- 5) It appears that, the area admeasuring 276.385 Sq. Mtrs i.e. 50% ownership of said Plot No. 20 has been a self-acquired property of Mr. Laxman Bhagwan Gir and Laxman Bhagwan Gir had carried out and completed the construction of the structure thereon named as "Prabhukripa" consisting of ground floor, first floor and second floor and garage.
- 6) It appears that, the area admeasuring 275.40 Sq. Mtrs i.e. 50% ownership of said Plot No. 20 has been a self-acquired property of Mr. Bhabutgir Shankargir Gosavi and Bhabutgir Shankargir Gosavi had carried out and completed the construction of the structure thereon named as "Neelendu" consisting of ground floor, first floor and second floor and garage.
- 7) It appears from Mutation Entry No. 3969 dated 09/05/1987 that, Laxman Bhagwan Gir and Bhabutgir Shankargir Gosavi filed application alongwith copy of resolution of society that, the names of Laxman Bhagwan Gir and Bhabutgir Shankargir Gosavi should be deleted from the 7/12 extract of Plot No. 20 and the names of Narendra Mahadeo Gir and Nilesh Bhabutgir Gosavi to be recorded in the 7/12 extract and accordingly the name of Narendra Mahadeo Gir and Nilesh Bhabutgir Gosavi were duly recorded to the 7/12 extract of Plot No. 20 in the owner/kabjedar column. In our opinion such deletion of name and recording of names of Narendra and Neelesh have no legal force as mere recording of names on revenue records can not be construed as transfer of rights or relinquishment of rights and the names of Laxman Bhagwan Gir and Bhabutgir Shankargir Gosavi came to be properly recorded on the property card records as mentioned herein further.

- 8) It appears that, the Town Planning Scheme No. 3 came to be formulated for Village Parvati and by order of District Superintendent of Land Records dated 02/02/2013 and order of City Survey Officer No. 1 dated 03/05/2013 the property card extract came to be opened of Final Plot No. 545/A/20 and name of said society came to be recorded as holder and names Laxman Bhagwan Gir and Bhabutgir Shankargir Gosavi came to be recorded as Lessee in the said Plot card.
- 9) It appears from the City Survey Extract obtained on 02/05/2024 of Final Plot No. 545/A/20, Parvati, Pune that by Mutation Entry No. 380 dated 18/09/2023 it has been recorded that, Mr. Laxman Bhagwan Gir expired on 25/09/1990 and during his lifetime he had executed a WILL dated 12/05/1980, which is registered at Serial No. 1862/1980 in the office of Sub Registrar Haveli No. 1, Pune on 15/05/1980 wherein he had bequeathed his entire share in the said Plot No. 20 alongwith old structure thereon to his grandson Mr. Narendra Mahadeo Gir and thereby area admeasuring 275.40 Sq. Mtrs out of Plot No. 20 alongwith structure devolved on Mr. Narendra Mahadeo Gir absolutely, accordingly the name of Narendra Mahadeo Gir was duly recorded to the 7/12 extract of Plot No. 20 in the owner/kabjedar column.
- 10) It appears from said property card extract that by the Mutation Entry No. 359 dated 26/08/2023 it has been recorded that, Bhabutgir Shankargir Gosavi expired on 05/05/2012 and Mr. Bhabutgir Shankargir Gosavi during his lifetime executed a WILL dated 02/08/1996 and the same has been registered in the office of Sub-Registrar, Haveli No. 1 at Serial No. 4139/1996, thereby

bequeathing ground floor out of the structure thereon to his son Mr. Neelesh Bhabutgir Gosavi and the first and second floor out of the structure thereon to his another son Mr. Niranjana Bhabutgir Gosavi constructed on area admeasuring 275.40 Sq. Mtrs of said Plot No. 20 and bequeathed said plot beneath the constructed portion owned by Bhabutgir Shankargir Gosavi equally to both his Sons, accordingly the name of Mr. Neelesh Bhabutgir Gosavi and Mr. Niranjana Bhabutgir Gosavi were duly recorded to 7/12 of said Plot No. 20 alongwith structure thereon.

- 11) It appears from the death certificate dated 03/08/2009 that, Mithila Narendra Gir i.e. Wife of Narendra Mahadeo Gir expired on 15/10/1997.
- 12) It appears from said property card extract that by the Mutation Entry No. 404 dated 06/11/2023 that, Narendra Mahadev Gir expired on 06/07/2009 leaving behind two daughters i.e. Ms. Mrunalini Narendra Gir, Ms. Mrudula Narendra Gir and thereby area admeasuring 275.40 Sq. Mtrs out of Plot No. 20 alongwith structure devolved on two daughters i.e. Ms. Mrunalini Narendra Gir and Ms. Mrudula Narendra Gir holding equally, accordingly the name of Ms. Mrunalini Narendra Gir and Ms. Mrudula Narendra Gir were duly recorded to 7/12 of said Plot No. 20 alongwith structure thereon.
- 13) It appears from the copy of Release Deed dated 14/06/2013 that, Mother of Narendra Mahadeo Gir i.e. Mrs. Leela Mahadev Gir executed a release Deed on 14/06/2013 releasing her share in favor of her Granddaughters i.e. Mrs. Vrushali Amit Gosavi i.e. Ms. Mrunalini Narendra Gir and Ms. Mrudula Narendra Gir, which is duly registered in the office of Sub-Registrar, Haveli No.

22 at Serial No. 2530/2013 on 14/06/2013 thereby Mrs. Vrushali Amit Gosavi i.e. Ms. Mrunalini Narendra Gir and Ms. Mrudula Narendra Gir became absolute and equal owners of the Area admeasuring 276.385 Sq. of said Plot No.20 alongwith structure thereon.

14) It appears that, Ms. Mrudula Narendra Gir's name stood changed to Mrs. Mrudula Mandar Chiplunkar and Ms. Mrunalini Narendra Gir's name stood changed to Mrs. Vrushali Amit Gosavi.

15) It appears from said property card extract that by the Mutation Entry No. 405 dated 06/11/2023 that, Mr. Neelesh Bhabutgir Gosavi expired on 02/09/2020 leaving behind his wife i.e. Mrs. Suneeta Neelesh Gosavi and his only son Mr. Mayukh Neelesh Gosavi as his only surviving legal heirs. Hence share of Neelesh Bhabutgir Gosavi devolved on Mrs. Suneeta Neelesh Gosavi and Mr. Mayukh Neelesh Gosavi equally, accordingly the name of Mr. Mrs. Suneeta Neelesh Gosavi and Mr. Mayukh Neelesh Gosavi were duly recorded to 7/12 of said Plot No. 20 alongwith structure thereon.

16) We have caused to publish public notices calling public at large for the objection, if any, to acquisition of Development right of the said Plot from Mr. Niranjana Bhabutgir Gosavi, Mrs. Suneeta Neelesh Gosavi, Mr. Mayukh Neelesh Gosavi, Mrs. Mrudula Mandar Chiplunkar maiden name Ms. Mrudula Narendra Gir and Mrs. Vrushali Amit Gosavi maiden name Mrunalini Narendra Gir by our client, which public notices were published in newspaper "Daily Prabhat" and "Times of India" both dated

11/03/2024, and in response to the said public notices, we have not received any objection to the said notices.

17) We have caused the search of the index-II registers in the concerned offices of the Sub-Registrar for the period 01/01/1995 to 18/07/2024 i.e. 30 years and our colleague Adv. Ganesh Kondhalkar by paying requisite charges Rs. 750/- under Challan GR No. MH014996177202324P on 03/02/2024, Rs. 300/- under Challan GR No. MH005370251202425P on 18/07/2024 and Rs. 300/- under Challan GR No. MH014043287202425P on 09/01/2025 has taken the search and reported us by his report dated 11/01/2025 that he has not found any adverse entry affecting the title of the said plot in the available records. The copy of his report is attached hereto.

18) It appears that, said Owners have executed the Development Agreement on 04/07/2024 and also the Power of Attorney on 04/07/2024 thereby granting the exclusive development rights of said plot i.e. Plot No. 20 admeasuring 552.77 Sq. Mtrs along with the structure standing there on, which now bears final plot No. 545A/20, in the sanctioned lay-out of Survey No. 124/2B/1 of "Shivprasad Co-operative Housing Society Limited", with the membership rights and shares in the said society, situated in Parvati, Pune in the limits of Pune Municipal Corporation in Registration District Pune, Sub-District Taluka Haveli, in Pune City in favour of our client. The said Development Agreement and Power of Attorney are duly registered in the office of the Sub-registrar Haveli No. 04 on 15/07/2024 at Serial No. 15987/2024 and 15991/2024 respectively. Thus, by the said Agreement, our

client has acquired the exclusive development rights of said plot for the consideration mentioned therein.

19) It appeared that, two civil suits were pending in the Civil Court Pune, regarding said plot and rights thereto claimed among Gir family members. The Regular Civil Suit No. 1579 of 2013 was filed by Vrushali Amit Gosavi and Mrudula Narendra Gir against Mahadeo Laxman Gir and Smita Arvind Giri. It appears that the said Civil Suit has been dismissed as withdrawn on amicable settlement the parties to the suit by ordered dated 23/07/2024 passed by 5<sup>th</sup> Additional Judge Small Causes Court and Jt. C.J.S.D., Pune on that date.

20) It appears that another civil suit bearing Regular Civil Suit No. 1850 of 2014 was filed by Mahadeo Laxman Gir against Vrushali Amit Gosavi and Mrudula Narendra Gir. It appears that the said Civil Suit has been withdrawn unconditionally by informing the court by legal heirs of late Mahadev Gir about amicable settlement between the parties to the suit and by order dated 03/08/2024 passed by 14<sup>th</sup> Jt. C.J.S.D., Pune on that date, the said suit has been disposed off as withdrawn.

21) The certified copies of both the above court orders are required to be obtained and we have relied upon the orders available on the e-courts portal.

22) We are informed by our client that, there is no other litigation pending in respect of the said plot and they have started the procedure for the registration of project proposed on the said plot under the provisions of RERA. We have advised our client to obtain the consent of the said society for carrying out the

redevelopment of the said plot and we have been informed that our client has approached the said society for the same.

23) Hence, in our opinion, based on the copies of documents, 7/12 extract, City Survey Extract, Mutation Entries and documents referred above, subject to the remarks and observations herein, and search caused, we express our opinion that, subject to observations herein, the remarks about requirements mentioned herein, our client Rivansh Infracon LLP has the exclusive development rights of the said plot i.e. Plot No. 20 admeasuring 552.77 Sq. Mtrs along with the structure standing there on, which now bears final plot No. 545A/20, in the sanctioned layout of "Shivprasad Co-operative Housing Society Limited", of Survey No. 124/2B/1, with the membership rights and shares in the said society, situated in Parvati, Pune in the limits of Pune Municipal Corporation in Registration District Pune, Sub-District Taluka Haveli, in Pune and the said plot is free from encumbrances, and that our client is duly empowered to develop the said plot in terms of duly registered development agreement referred herein.

24) We have returned the files containing copies of documents referred herein to our client.

Hence the Search Title Opinion given on 13/01/2025.

**Deepak D. Deshpande**  
**For Deepak Deshpande & Associates**  
**Advocates**