

**NILESH R. SANKLECHA  
ADVOCATE**

R/at - Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune - 411048.

Format - A

(As per Circular No. 28/2021)

To,

**The Chairman,**

**MahaRERA,**

Office at 9<sup>th</sup> floor, Housefin Bhavan,

Bandra Kurla Complex, Bandra (East),

Mumbai - 400051.

**LEGAL TITLE REPORT**

**Subject -** Title clearance certificate with respect to area admeasuring 01 Hectare 96 Ares i.e. 19600 sq. mtrs. bearing Survey No. 109/1 lying, being and situate at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri-Chinchwad Municipal Corporation. (Hereinafter referred to as the "**said Land**").

I have investigated the title of the said Land on the request of SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED represented by its director Mr. Rajesh K. Goyal. (Hereinafter referred to as the said "**Purchaser**") and following documents i.e. -

**Description of the Property** - All that piece and parcel of land area admeasuring 01 Hectare 96 Ares i.e. 19600 sq. mtrs. bearing Survey No. 109/1 lying, being and situate at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri-Chinchwad Municipal Corporation, Sub-Registration Haveli and which is bounded as under:

On or towards East- Road, Boundary of Village Tathawade and S. No.

111

On or towards South - Survey No. 110 and 111

On or towards West - S. No. 109/2, S. No. 109/3 and S. No. 107

On or towards North - Survey No. 109/2, 109/3 and S. No. 108 and  
Boundary of Village Tathawade.

along with all structures, edifices, trees, water, water courses, egress and ingress etc. standing therein, waterline and along with right to use permissible all type of potentials as may be permitted by concerned authority from time to time and further along with right to use adjacent



roads being permanent easement right of way. The land which is described in herein above hereinafter referred to as the "**said Land**".

**2) The documents of Allotment of the said Land -**

Sale Deed is duly registered in the office of Sub- Registrar Haveli No. 1 (Pune) at serial no. 6464/2019 on 27/08/2019 and Share Purchase Agreement dated 03/07/2024, which is registered before the Notary Public in Notary Register at serial No. 1211/2024 on the same day.

**3) 7/12 extracts of Village Wakad dated 18/04/2024 - Name of the Owner i.e. SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED through it's authorized representative Mr. Anil Sureshchandra Mundada is recorded as the Owner and Possessor column on 7/12 extracts for the land of Survey No. 109/1. (Name of the Owner i.e. SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED through it's authorized Director Mr. Rajesh K. Goyal is yet to be recorded as the Owner and Possessor column on 7/12 extracts for the land of Survey No. 109/1).**

**4) Search Report for 30 years - Advocate Mr. Kiran M. Hajare has issued Search Report on 28/08/2023 for the year 1993 to 2023 and after that, Advocate Shreya Anup Hadgaonkar has issued Search Report dated 22/04/2024 for further period from 28/08/2023 to 22/04/2024 in respect of the said Survey No. 109/1.**

On perusal of the above mentioned documents, search reports and all other relevant documents, relating to title of the said Land, I am of the opinion that the title of said Purchaser i.e. SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED represented by its director Mr. Rajesh K. Goyal is clear, marketable and without any encumbrance, subject to the statements mentioned in this Title Report.

Owner of the Land -

SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED represented by its director Mr. Rajesh K. Goyal - Survey No. 109/1.



**NILESH R. SANKLECHA  
ADVOCATE**

R/at - Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune - 411048.

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5. The report reflecting the flow of the title of the said Purchaser SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED represented by its director Mr. Rajesh K. Goyal on the said Land is enclosed herewith as annexures.

Encl. : Annexures -

Date - 02/08/2024



Nilesh R. Sanklecha  
Advocate.

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

**A) 7/12 Extracts** - Available 7/12 extracts for the said Land is from the year 1951 to 1977, 1991 to 2012, 2015 to 2020, 2023 to 2024

**B) Mutation Entries** – Available mutation entries are as follows -

- 1) Mutation Entry No. 7233 – Dated 01/09/1998, Village Wakad, shows that, the Order of Tahsildar Mulshi vide No. Jamin/Kavi/408/98 Paud dated 14/08/1998 recorded the remark 'Maintenance of the Gairan Land to the Pimpri-Chinchwad Municipal Corporation', in other rights column of 7/12 extract of Survey No. 109.
- 2) Mutation Entry No. 11334 – Certified dated 08/04/2008, Village Wakad, shows that, as per the letter of Circle Officer Thergaon, vide letter No. Vashi/652/08 dated 31/03/2008 and as per the letter of Collector Office Pune (Revenue Branch), vide letter No. A/CR/1/08 Pune – 1 dated 09/01/2008, the area of 11000 sq. mtr. out of Survey No. 109 has been allotted to Shramsadhna Delhi Trust for Educational Purpose, by area of 5000 sq. mtr. for School Building, 3000 sq. mtr. for Hostel and 3000 sq. mtr. for Play Ground, all these out of total 11000 sq. mtrs. But area of Play Ground has been allotted for the period 15 years on the basis of Lease upto 31/12/2022, on certain terms and conditions mentioned therein. Accordingly effect has given on 7/12 extract.
- 3) Mutation Entry No. 12260 – Certified dated 05/01/2010, Village Wakad shows that, as per the Order of Revenue Minister, Revenue and Forest Mantralay Mumbai, vide No. DEV/3406/216/Pra/Kra/44/L.4 dated 03/03/2008, removed the remark of 'Sarkari Gairan Gure Charanikade' from other rights column of concern 7/12 extract of Survey No. 109 (p) and name of Chinchwad Devsthan is recorded in kabjedar and possessor column of 7/12 extract except the area allotted by state government. Also removed the entry of 'Maintenance of Land of Survey No. 109 to Pimpri-Chinchwad Municipal Corporation' from other rights column of concern 7/12 extract. Accordingly, effect has given on 7/12 extract. The copy of the



said Order dated 03/01/2008 is available for scrutiny. (The said Order is affixed in the Sale Deed which is executed between Shri Bavani and said Chinchwad Devsthan Trust).

Then an Application was filed by Reporting Trustee of Chinchwad Devasthan Trust bearing PTR No. A-591 (Pune) for recording property vide Change Report No. 81/2008 situated at Wakad in Schedule-I of said Trust before the Assistant Charity Commissioner Pune Region Pune. The said Application/Change Report is allowed. Judgment Delivered by A.C.C. on 13/04/2010 that Subject Land Property i.e. Gat No. 109 of village Wakad is owned by Chinchwad Devasthan Trust. The copy of the Judgment dated 13/04/2010 is available for scrutiny.

Thereafter Chinchwad Devasthan Trust filed an Application dated 03/04/2012 vide No. 55/B before the Joint Charity Commissioner under Section 36 (1) (a) of Bombay Public Trust Act 1950 to grant permission to the said Trust to sell the property bearing Survey No. 109 admeasuring 19600 sq. mtrs. out of total area admeasuring 03 Hectare 06 Are situated at village Wakad in favour of Shri Bhavani Infrastructure and Realities Private Limited. This Application is rejected by JCC on 05/02/2015 by issuing the Common Judgment that the applications filed by applicants are rejected for want of prior permission from the Government. The copy of the Common Judgment and Order dated 05/02/2015 is available for scrutiny.

Thereafter Chinchwad Devasthan Trust filed a Writ Petition in the Hon'ble High Court of Judicature at Bombay vide No. 7794/2015 against the aforesaid Order dated 05/02/2015 of J.C.C. Pune. The Hon'ble High Court issued Order on 22/08/2016 that the impugned circular dated 16/01/2007 is illegal. The H.C. permit the Petitioners to make fresh application to the learned J.C.C. Pune under sub-section (1) of section 36 of the said Act. Such Applications shall be decided in accordance with law without insisting on the Petitioners obtaining prior permission of the Government. The copy of this Order dated 22/08/2016 is available for scrutiny.



Thereafter, the Chinchwad Devasthan Trust again filed an application vide No. 13/2017 before Joint Charity Commissioner Pune as per Order of Hon'ble Bombay High Court, which was allowed by J.C.C. Pune on 19/06/2017. The copy of this Order dated 19/06/2017 issued by J.C.C. Pune is available for scrutiny. (The said copy is affixed in the Sale Deed which is executed between Shri Bavani and said Chinchwad Devasthan Trust). Accordingly, permission was granted to execute Sale Deed in respect of immovable property in favour of Shri Bhavani Infrastructure and Realities Private Limited.

Thereafter, the said Purchaser i.e. Shri Bhavani Infrastructure and Realities Private Limited filed an Application vide No. 12/2019 under section 41/A of Maharashtra Public Trust Act seeking directions from this authority as per prayers mentioned in the Application. The A.C.C. issued Order dated 26/04/2019 that said Application granted is in the nature of an administrative order. Hence, trustee of opponent trust is directed to obey directions given by Joint Charity Commissioner Pune in application No. 13/2017 and to register sale deed in favour of applicant i.e. Shri Bhavani Infrastructure and Realities Private Limited.

But in meanwhile M/s. Bhavani Developers, Builders and Promoters through Proprietor Mr. Navnath Maganrao Sutar filed a Special Civil Suit vide No. 2188/2010 against Chinchwad Devasthan Trust for Specific Performance and permanent injunction as per the Agreement dated 06/07/2005 which was executed between them. The copy of the said Agreement is affixed in the said suit. The concern Court issued the Order below Exhibit 1 on 10/03/2017 that the said Suit is dismissed in default of the Plaintiff and disposed of accordingly. The copy of the Exhibit -1 and Order are available for scrutiny.

- 4) Mutation Entry No. 15493 – Certified dated 20/12/2016, Village Wakad shows that, under the Project of E-Ferfar by using Edit Module for making exact corrections between the handwritten and computerized revenue record (7/12 extract) and as per the

Order of Tahsildar Mulshi dated 21/12/2016 made corrections in the 7/12 extracts in Survey No. 109.

- 5) Mutation Entry No. 16796 – Dated 23/06/2023, Village Wakad shows that, Shri Bhavani Infrastructure and Realities Private Limited through its authorized representative Anil Sureshchandra Mundada purchased the land of Survey No. 109/1 admeasuring 19600 sq. mtr. of village Wakad from the Vendor Chinchwad Devasthan Trust through chief trustee Mandar Jagannath Dev and Anand Vishwanath Tambe on 27/08/2019 vide Sale Deed registered in the office of Sub-registrar Haveli No. 1 at serial No. 6464/2019. The copy of the said Sale Deed is available for scrutiny. Accordingly, effect has given in the revenue record.
- 6) Mutation Entry No. 17515 – Certified dated 17/10/2022, Village Wakad shows that, as per the Order of Competent Authority vide No.Ja.kra.647/2021/Bhumapan/AtiAta/Pot-Hissa/Mojani Reg. No. 21/2021/2022 dated 25/06/2020 for Falni Bara and on the basis of Falni- Bara, original 7/12 extract of Survey No. 109 is closed and new 7/12 extracts opened by Survey No. 109/1 admeasuring 19600 sq. mtr. in the name of Chinchwad Devasthan Trust, Survey No. 109/2 admeasuring 8000 sq. mtr. in the name of Shramsadhana Delhi Trust and Survey No. 109/3 admeasuring 3000 sq. mtr. in the name of Chinchwad Devasthan Trust. Accordingly, effect has given on the revenue record i.e. the copy of 7/12 extract of Survey No. 109/1 admeasuring 01 Hectare 96 Are is available for scrutiny.
- 7) Mutation Entry No. 17583 – Certified dated 15/01/2023, Village Wakad shows that, as per the Order of Tahsildar Mulshi vide No. Hano/155/SR/182/2020 dated 09/09/2020, the Land Tenure is changed by "Occupant Class -1" instead of "Sarkar" in the land of Survey No. 109/1 of village Wakad. Accordingly, effect has given on the revenue record. The copy of the Judgment is available for scrutiny.
- 8) Mutation Entry No. 17703 – Certified dated 31/05/2023, Village Wakad shows that, as per the Order of Tahsildar Mulshi, vide No. Hano/SR/155/155/2023 dated 02/03/2023 deleted the



remarks Shramsadhana Delhi Trust for Educational Purpose, Play Ground area 3000 sq. mtr. for 15 years Lease Period and New Tenure from other rights column of 7/12 extract of land of Survey No. 109/1. Accordingly, effect has given on the revenue record. The copy of the Judgment is available for scrutiny.

The office of Tahsildar Mulshi issued the letter dated 29/08/2023 for non-availability of 7/12 extracts for the year 1978 to 1990 bearing S. No. 109/1 and mutation entry No. 2011.

- C)** Search in offices of Sub-Registrar Haveli - Advocate Mr. Kiran M. Hajare has paid search fee of Rs. 750/- on 26/08/2023 to Joint District Registrar Pune Urban vide GRN No. MH 007198788202324P for the period of 1993 to 2023 in respect of the Survey No. 109/1 and said advocate submitted his Search Report dated 28/08/2023 which is annexed hereto as a photocopy. After that, Advocate Shreya Anup Hadgaonkar has taken the Sub-Registrar Search for further period from 28/08/2023 to 22/04/2024 in respect of the said Survey No. 109/1 and said advocate submitted her Search Report dated 22/04/2024 which is annexed hereto as a photocopy.
- D)** Public Notice - I have published the public notice in daily Marathi newspaper "Prabhat" and "Sakal" and daily English newspaper "The Times of India" on 02/04/2024 being part of investigation of Title of the said Owner to the said Land. The photocopies of the said public notices are attached herewith. But I have not received any objection to the said public notice till date.
- E)** Zone Certificate: The Junior Engineer of the Pimpri Chinchwad Municipal Corporation, Pimpri have issued the Zone Certificate vide no. Naravi/Kavi/Zoda/02/221/2023 dated 01/08/2023, the entire Survey No. 109 is shown within Residential and Industrial Zone and affected by 18 mtr. + 30 mtr. wide road.
- F)** Share Purchase Agreement - The Share Sale and Purchase Agreement executed on 03/07/2024 by and between SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED and Babulal B. Jain, Ketan B. Jain, Sachin M. Jain, Sandeep M. Jain, Anil S. Mundada, Asha Anil Mundada, Siddharth Anil Mundada as "**Selling Shareholders**" and Godiva Properties Private Limited represented





through its Authorized Director Mr. Rajesh K. Goyal and Rajesh K. Goyal (in individual capacity) as “**Purchasers**”. The Purchasers have acquired the Sale Shares from the Selling Shareholders and Selling Shareholders have sold and transferred the Sale Shares of the Company namely SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED. The said Agreement is registered before the Notary Public in his Notary Register at serial No. 1211/2024 on 03/07/2024. The photocopy of the said Agreement is available for the scrutiny.

**G) Company Information** – As per the Ministry of Corporate Affairs through it's portal, it is seen that Rajesh K. Goyal and Vineet K. Goyal who are appointed as Additional Directors in the company SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED with effect from 03/07/2024. The photocopy of the said company information is available for the scrutiny.

**H) 7/12 extract** – 7/12 extract dated 18/04/2024 Village Wakad shows that, the names of said Owner i.e. SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED through it's authorized representative Mr. Anil Sureshchandra Mundada is entered in the Owner and Possessor column of 7/12 extract of Survey No. 109/1 admeasuring 01 Hectare 96 Are of Village Wakad. (Name of the Owner i.e. SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED through it's authorized Director Mr. Rajesh K. Goyal is yet to be recorded as the Owner and Possessor column on 7/12 extracts for the land of Survey No. 109/1).

**I) General** –

1) It is represented to us by our client Mr. Rajesh K. Goyal, that there is no pending litigation, proceedings, enquiry etc. before any court of law, Tribunal etc. in respect of the said Land (except mentioned in this report, if any). Also, we are not provided with any papers/details (except mentioned in this report) pertaining to any pending litigation, proceedings, enquiry etc. before any court of law, Tribunal etc. in respect of the said Land and I have relied on the same and no separate search in the courts is carried out by me/us.

2) The said client with the said Owner has confirmed on my specific query that, the said Owner has not availed any loan from any bank or

**NILESH R. SANKLECHA**  
**ADVOCATE**

R/at – Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune – 411048.

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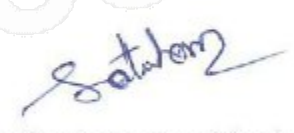
financial institute on the said Land, nor any encumbrance or mortgage has been created on the said Land or any part thereof.

- 3) I/We have not inspected any original documents in respect of the said Land.
- J) Important – This Title Opinion prepared on the basis of review of records, photo copies of the documents/papers in respect of the said Land and information given by the said Client Mr. Rajesh K. Goyal as were made available to the undersigned during the review and this Opinion is prepared exclusively for the benefit of the said Client.

**\*\* Conclusion** - Subject to statements as stated hereto before and relying upon the above available documents and information, in my opinion that SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED represented by its director Mr. Rajesh K. Goyal is the Owner and Possessor of the said Land, has authority to sale/transfer/develop the said Land and the title of the said Land is clear, marketable and without any encumbrance.

Date – 02/08/2024.




  
Nilesh R. Sanklecha  
Advocate.





CHALLAN  
MTR Form Number-6



GRN	MH007198788202324P	BARCODE			Date	26/08/2023-10:47:58		Form ID	
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment Other Items				PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		kiran magan hajare			
Location PUNE									
Year 2023-2024 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			750.00	Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Amount In		Seven Hundred Fifty Rupees Only			
Total			750.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	10000502023082600475		1963452400027	
Cheque/DD No.				Bank Date	RBI Date	26/08/2023-10:48:08		Not Verified with RBI	
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 618635324

Mobile No. : 9637798432

Department ID : 618635324  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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



8-20

MH007198788202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Aug 2023	Receipt	Receipt no.: 1113050663
	Name of the Applicant :	kiran magan hajare
	Details of property of which document has to be searched :	Dist :Pune Village :Wakad S.No/CTS No/G.No. : 109
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH007198788202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="https://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php</a> '.		

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# ADV.KIRAN M. HAJARE & ASSOCIATES

ADVOCATES & LEGAL CONSULTANT

Offi. 83/84, OLD TOPHAKHANA, NEAR SAI BABA MANDIR, BEHIND FAMILY COURT

SHIVAJINAGAR, PUNE - 411005. Cell No. 9637798432. E-Mail - [hajarekiran91@gmail.com](mailto:hajarekiran91@gmail.com)

## SEARCH REPORT

dt. 28.08.2023

TO,  
**ADV.NILESH R. SANKLECHA,**  
Flat No. 103, SKD Sparsh Society,  
Lane No.1, Thosar Nagar, Kondhwa Bk.,  
Katraj Kondhwa Road, Pune - 411048.

1. **DESCRIPTION OF THE PROPERTY :-** All that piece and parcel of the Land bearing S.No. 109/1 adm. 01 H. 96 R at Village Wakad, Taluka Mulshi, Dist Pune within the limits of PCMC, Sub District Taluka Haveli, Pune (Hereinafter referred to as the "SAID PROPERTY").

2. I have been instructed by **ADV.NILESH R. SANKLECHA,** to carry out search of the Property described in Para No. 1 above, for the last 30 years i.e. for the period from 1993 to 2023. Accordingly, I have carried out online search of the said property on the Website of [igrmaharashtra.gov.in](http://igrmaharashtra.gov.in) on dt. 26.08.2023. I commenced search on dt. 26.08.2023 and upon search, I found following transactions with respect to the said Property.

- I) Sale Deed dated 27.08.2019 registered in the Office of the Sub Registrar, Haveli No. 01 at Sr. No. 6464/2019 in respect of land Survey No.109 admeasuring 19600 sq.mt. Situated at VILLAGE Wakad, Taluka Mulshi, Dist Pune executed by M/S Chinchwad Devasthan Trust through its Chief trusty Mr. Mandar Jagannath Dev and Chinchwad Devasthan Trust through its Trusty Anand Vishwnath Tambe In favour of M/S. Shri Bhavani Infrastructure and Realities pvt. Ltd through Mr. Anil Sureshchandra Mundada. reconveyance

3. Except the above transactions, I have not came across any other transaction relating to the Said Property.



4. Since the transactions / documents relating to the properties situated within the jurisdiction of Taluka Mulshi, District Pune can be registered at any of the Sub Registry Office of Taluka Haveli, I took online search from the official Website only. Therefore, present Report is limited to the Online Data available on the official Website of the IGR Department.

Hence this Search Report.



**ENCL :** Search Receipt – MH00719878202324P, dt.26.03.2023

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**SHREYA ANUP HADGAONKAR**  
**ADVOCATE**

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

Mob. No.8530454173

Email ID: [shreyahadgaonkar@gmail.com](mailto:shreyahadgaonkar@gmail.com)

**SEARCH REPORT**

**To,**

**ADV. NILESH R. SANKLECHA,**  
O/At- Flat No. 103, SKD Sparsh Society,  
Lane No. 1, Thosar Nagar, Kondhwa BK,  
Katraj Kondhawa Road, Pune-411048.  
Email ID-legal@kohinoorpune.com

**Attn. Mr. Rajesh Goyal Sir,**

**Sub:** Search Report

**Ref:** This is the Search Report in respect of Survey/Gat No. 109/1; area admeasuring 01 Hectares 96 Ares; situated at **VILLAGE-WAKAD** within the Registration District Pune, Sub-Registration District Pune, Taluka-Mulshi, District Pune, which is hereinafter referred to as "**Said Land**".

**R/Sir,**

As per your instructions, I have carried out online search, in respect of Said Land, which is owned by, Shri Bhavani Infrastructure & Realities Pvt. Ltd.; through Anil Sureshchandra Mundhada, from the website of Department of Registration & Stamps, Government of Maharashtra, period from the 28 August 2023 to till date. Accordingly, Accordingly, I have paid minimum search fee of Rs. 300/- vide E-challan GRN MH000825091202425U on 18/04/2024 paid to, Inspector General of Registration, Maharashtra State. I have carried the online search from the website of Department of Registration & Stamps, Government of



# SHREYA ANUP HADGAONKAR

## ADVOCATE

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

Mob. No.8530454173

Email ID: shreyahadgaonkar@gmail.com

Maharashtra for the period 2023 to 2024 vide Receipt No.1113406879 Dated 19/04/2024. From the online search, no transaction of any sort was found to be recorded during the period under reference in respect of the Said Land.

Further clear that during my online search, from the available online data, I did not find any transaction in respect of Said Land.

**Litigation Search:** On your request, though I have conducted online search on website <https://district.ecourts.gov.in/pune> and <https://eqjcourts.gov.in>, for verifying the pending litigations, but it is difficult due to various reasons including i) website is not maintained with property description ii) litigations can be filed/instituted in various forum depending upon the relief claimed, and/are iii) record of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or iv) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation. This aspect needs to be verified independently.

**Disclaimer:** The said search however, is subject to the online data available at above website. Above website may contain technical inaccuracies and changes to the information contained therein may be made at any time. Therefore, the information contained herein above is for general information purpose only. You should not rely upon the material and information on the website as a basis for making any legal or any other decisions.





**SHREYA ANUP HADGAONKAR**  
**ADVOCATE**

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

Mob. No.8530454173

Email ID: [shreyahadgaonkar@gmail.com](mailto:shreyahadgaonkar@gmail.com)

Date: 22/04/2024

Place: Pune



(SHREYA ANUP HADGAONKAR)

**ADVOCATE**

**Encl.** Search challan GRN MH000825091202425U dated 18/04/2024.

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MH000825091202425U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Apr 2024	Receipt	Receipt no.: 1113406879
	Name of the Applicant :	shreya anup hadgaonkar
	Details of property of which document has to be searched :	Dist :Pune Village :Wakad S.No/CTS No/G.No. : 109
	Period of search :	From :2022 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH000825091202425U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.		

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कायम रूप खरेदीने विक्रेत्याकामी उभयतांमध्ये व्यवहाराची बोलणी चालू आहे.

तरी या जाहीर नोटीसीद्वारे कळविण्यात येते की, सदर मिळकतीच्या संदर्भात वर नमूद विद्यमान मालक अथवा त्यांचे यतीने / तर्फे कोणाचाही कसलाही विधि सिद्ध अधिकार, हक्क, आशेप, हक्क, हितसंबंध अथवा बोजा असल्यास त्यांनी प्रस्तुतची नोटीस प्रसिद्ध झाल्यापासून १० दिवसांचे आत मूळ कागदपत्रांसह समक्ष येऊन आपली हरकत लेखी स्वरूपात खालील पत्त्यावर नोंदवावी. अन्यथा, सदर मिळकत निर्वेध व निजोखमी आहे, असे समजून आमचे अशील सदर मिळकतीच्या संदर्भातील व्यवहार पूर्ण करतील. मुदतीनंतर आलेल्या तक्रारीचा विचार केला जाणार नाही, याची कृपया नोंद घ्यावी. कळावे, ही जाहीर नोटीस.

**परिशिष्ट :** तुकडी पुणे, पोतुतुकी, तालुका पुणे शहर, जिल्हा पुणे येथील सब रजिस्ट्रार हवेली यांच्या कार्यक्षेत्रातील तसेच पुणे महानगरपालिका यांचे हद्दीतील कोयठड पुणे येथील सिटी सर्व्हे नं. ११४८ या मिळकतीवर बांधण्यात आलेली इमारत नावे बळवंतपुरम साम्राज्य, विंग जे, एल ६ मध्ये दहाव्या मजल्यावरील सदनिका क्र. १००३ यांसी क्षेत्र ११६.४८ चौ.मी. म्हणजेच १२५४ चौ. फूट टेंसेस व पार्किंगची सुविधासह (वहीवाटीचे सर्व वैधानिक हक्कांसह).

दिनांक : ०१/०४/२०२४

सोनाली भोसले, अडव्होकेट

ऑफिस क्र. ४, ३२६ नवी पेठ, पुणे - ४११०३० मो. ९८८१२१२३२४

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(प. म. २०२४/११०४८)

## जाहीर नोटीस

तमाम लोकांस कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेली जमीन मिळकत ही श्री भवानी इन्फ्रास्ट्रक्चर अँड रियलिटीज प्रायव्हेट लिमिटेड तर्फे अधिकृत प्रतिनिधी श्री. अनिल सुरेशचंद्र मुंदडा, नोंदणीकृत कार्यालयिन पत्ता: ऑफिस नं. ३ व ४, तिसरा मजला, राजयोग क्रिएशन अपार्टमेंट, एच.डी.एफ.सी. बँकेचे वरती, आनंद पार्क, औध, पुणे ७ या कंपनीच्या नोंदणीकृत खरेदीखताद्वारे खरेदी केलेली मालकी व ताबेवहिवाटीची मिळकत आहे (सदर मालक). सदर परिशिष्टातील मिळकतीच्या सदर मालकांचे म्हणणे की, सदर परिशिष्टात वर्णन केलेली जमीन मिळकत ही निर्वेध, निजोखमी व बोजारहित आहे. ती जमीन मिळकत संपूर्ण ताब्यासह कायमरूप खरेदीने खरेदी देण्याचा त्यांना संपूर्ण हक्क व अधिकार असून सदर परिशिष्टातील मिळकतीला पणनयोग्य हक्क (मार्केटेबल टायटल) आहे. सदर परिशिष्टातील मिळकतीच्या मूलकी दस्तरी ७/१२ उताऱ्यावर मालक व कब्जेदार सदरी सदर मालक यांचे नावाची नोंद आज रोजी आहे. सदर परिशिष्टातील मिळकत सदर मालकांनी आमचे अशिलांना कायमरूप खरेदीने खरेदी देण्याचेबाबत बोलणी चालू आहे.

तरी सदर परिशिष्टातील मिळकतीवर कोणाचाही कोणत्याही प्रकारचा हक्क, अधिकार वा हितसंबंध असल्यास, त्यांनी हि नोटीस प्रसिद्ध झाल्यापासून १५ (पंधरा) दिवसांचे आत आम्हाला लेखी कळवून आमची समक्ष कागदपत्री खात्री करून घ्यावी, अन्यथा सदर परिशिष्टातील मिळकत ही निर्वेध, निजोखमी व बोजा रहित असल्याचे गृहित धरून व ज्यांचा कोठल्याही प्रकारचा हक्क व अधिकार आहे तो त्यांनी जाणीवपूर्वक सोडून दिला आहे, असे गृहित धरून आमचे अशिल सदर खरेदी व्यवहाराची बोलणी पूर्ण करतील. त्यानंतर कोणाचीही, कोणत्याही प्रकारची तक्रार चालणार नाही, याची नोंद घ्यावी. (सदर मालकांच्या संमतीने व आमचे अशिलांचे सूचनेनुसार सदरची जाहीर नोटीस प्रसिद्ध केलेली आहे).

### परिशिष्ट

तुकडी पुणे, पोतुतुकी तालुका मुळशी, जिल्हा पुणे व पिंपरी चिंचवड महानगरपालिकेच्या हद्दीतील गाव मौजे वाकड येथील सर्व्हे नं. १०९ हिस्सा नं. १ यासी एकूण क्षेत्र ०१ हेक्टर ९६ आर म्हणजेच १९६०० चौ.मी. यासी चतुःसिमा खालीलप्रमाणे:

पूर्वेस : लागून मौजे ताथवडेची शिव, लागून सर्व्हे नं. १११,

दक्षिणेस : सर्व्हे नं. ११० व १११,

पश्चिमेस : सर्व्हे नं. १०९/२, १०९/३ व लागून सर्व्हे नं. १०७,

उत्तरेस : सर्व्हे नं. १०९/२, १०९/३, लागून सर्व्हे नं. १०८ व

लागून मौजे ताथवडेची शिव.

अॅड. निलेश आर. संकलेचा

फ्लॅट नं. १०३, एसकेडी स्पर्श को-ऑप. हाउसिंग सोसायटी,

मैन नं. १, ठोसर नगर, कोंढवा बु. पुणे - ४११०४८.

मोबाईल नं. ९८८०५४४४८८.

दिनांक : ०२/०४/२०२४

बोजा, कोर्ट ऑर्डर, रॉल, रॉल, रस्ता, नविवर, लेखी बयार-मदार, निवासावणी, बंधीस, कोर्ट साठेखत, कोर्ट फेसेस वाद डिक्ली, दरखस्त, मर्मा हुद्दम विकसन करानामा, कुलमुखत्यारपत्र, धावेस कुलखंडकरी व अगेलदार अला कोणत्याही व्यवहार चाल्यास तसेच सदर मिळकतीवर कोणत्याही तारखेस अन्वयस, पोतगी, चोळी-बांगडी, अन्य कोणत्याही प्रकारचा हक्क, हितसंबंध व अधिकार असल्यास उपअपीलक पूर्वी अधिलेख, हवेली (पुणे) यांनी दि. १५/०३/२०२४ रोजी केलेल्या संपूर्ण मोक ज. अति. अ.ता. मो. २ नं. १२४१२/२४ या विमने कसलीही हरकत असल्यास त्यांनी ही नोटीस प्रसिद्ध झाल्यापासून १५ दिवसांचे आत संबंधित मूळ कागदपत्री लेखी पुण्याविसी खालील पत्त्यावर समक्ष ये अथवा पोस्टाने तक्रार पाठवून आमची खात्री पटवून घ्यावी व तशी लेखी पोच घ्यावी; अन्यथा सदर मिळकत ही निर्वेध, निजोखमी व बोजारहित आहे, असे समजून आणि सदर मिळकतीमध्ये कोणाचीही कोणत्याही प्रकारचा हक्क, अधिकार व हितसंबंध नाहीत व असल्यास ते त्यांनी जाणीवपूर्वक निलंबित करून दिले आहेत, असे गृहित धरून आमचे अशील सदर मिळकतीचा व्यवहार पूर्ण करतील. यदंतर कोणाचे कसलीही तक्रार चालणार नाही, याची कृपया नोंद घ्यावी.

मिळकतीचे वर्णन : तुकडी पुणे, पोतुतुकी ता. हवेली तसेच या. सब रजिस्ट्रार साहेब, हवेली ते २७ थांचे हद्दीतील तसेच पिंपरी-चिंचवड महानगरपालिका यांचे कार्यक्षेत्रातील गाव मौजे निवळे, येथे सर्व्हे नं. १९/२/१ यांसी एकूण क्षेत्र ०१ हेक्टर ४४ आर यांपैकी विद्यमान मालकांचे मालकीने एकूण ०४ आर म्हणजेच ४०० चौ.मी. यांसी चुतुसीमा खालीलप्रमाणे :

पूर्वेस : सामायिक वापरचा १५ फूट रस्ता,

पश्चिमेस : यान सर्व्हे नं. मधील एलिगन्स पार्क सोसायटी ऑरिगिनेटी रोड,

दक्षिणेस : याच सर्व्हे नं. मधील एलिगन्स पार्क सोसायटी,

उत्तरेस : यान सर्व्हे नं. मधील वरिष्ठ जमीन,

ठिकाण : पुणे, दि. ०२/०४/२०२४

अजयकुमार एस. वाडकर, अडव्होकेट

ऑफिस : होब नं. सी-१४, एम्पायर इस्टेट, गेट नं. ८ च्या समोर, चिंचवड, पुणे-४११०१९,

मो. नं. ९६५४३२५६९८

(प. म. २०२४/११०४८)

## जाहीर नोटीस

तमाम लोकांस प्रस्तुत जाहीर नोटीसीद्वारे कळविण्यात येते की, खालील परिशिष्टामध्ये नमूद केलेली मिळकत ही धनलक्ष्मी असोसिएट्स तर्फे अधिक भागीदार : १) श्री. उमेश पुखराज चौधरी, रा. फ्लॅट नं. २१, यश पूर्ती सोसायटी, एरंडवणे, पुणे-४११००४, २) श्री. ज्योतीयाकाश कलाम चौधरी, रा. फ्लॅट नं. ५/१ बी, आयकर सोसायटी, पौड रोड, कोयठड, पु ४११०३८ यांच्या खरेदी मालकीची व प्रत्यक्षातील ताबे व कब्जेवहिवाटी मिळकत असून, सदर मालकांनी आम्हास त्या मिळकतीबाबत त्यांना असलेले सर्व हक्क, अधिकारांबाबत शोध घेऊन त्याबाबत त्यांना मिळकतीबाबत असलेल्या हक्काबाबत स्वामित्व हक्काचा व प्राप्त अधिकार हे पणनयोग्य असल्याचा दाखला देण्याचे सांगितलेले आहे.

तरी सदर मिळकतीबाबत कोणीही तिन्हाईत इसम, पूर्व हक्कदार किंवा इतर अन्य कोणाही इसमांचा कोणत्याही स्वरूपाचा गहाण, दान, लोज, व बेचेन, बक्षीस, वारसाहक्क, अथवा करार-मदार, कुलमुखत्यारपत्र, वहिवाट किंवा कोर्ट वादविवाद वा इतर अन्य कोणत्याही स्वरूपाचा अधिकार असल्यास त्यांनी प्रस्तुतची नोटीस प्रसिद्ध झाल्यापासून ७ दिवसांच्या आता त्यांच्या असणाऱ्या हक्क, अधिकारांबाबत आमचे अशिलांना कायदेशीर खात्री पटवून घ्यावी. हक्क, अधिकार असूनसुद्धा सदर मुदतीमध्ये को कोणत्याही प्रकारची हरकत अथवा तक्रार न केल्यास सदरील मिळकतीवर स्वामित्व हक्काचा दाखला सदर मालकांना देण्यात येईल. मागून कोणा कोणत्याही प्रकारची तक्रार चालणार नाही, याची नोंद संबंधितांनी घ्यावी.

**मिळकतीचे परिशिष्ट :** तुकडी पुणे, पोतुतुकी ता. हवेली, येथे निर्वेधक साहेब, हवेली यांचे हद्दीतील तसेच पुणे महानगरपालिकेच्या स्थल कक्षेतील मांजरी बुद्रुक येथील मिळकत स. नं. ६८ अ/१, यांसी एकूण ०१ हे. ९६.०० आर, आकार ०७ रु. ०४ पैसे या एकूण मिळकतीपैकी नमूद मालकांचे खरेदी मालकीचे व स्वतंत्र ताबेवहिवाटीचे क्षेत्र ०० हे. आर यांसी चतुःसीमा येणेप्रमाणे :

पूर्वेस : श्री. भुजबळ व श्री. वर्मा व इतर यांची जमीन,

दक्षिणेस : केदार रेसिडेन्सी इमारत,

पश्चिमेस : मांजरी-शेवाळवाडी रस्ता,

उत्तरेस : दंडाले व मोरे यांची मिळकत.

येणेप्रमाणे चतुःसीमापूर्वक मिळकत त्यामधील सर्व तद्गभूत वस्तू

तसेच जाण्या-येण्याचे सर्व हक्कसुद्धा दरोबस्त अशी मिळकत.

पुणे, दि. ०१/०४/२०२४

विशाल शिवले अँड असोसिएट्सकरिता

विशाल शां. शिवले, मयूर दत्तात्रय शेळार,

अविनाश वसंत शेडगे, युवराज हिरामण खाटपे, अडव्होकेट

ऑफिस : ऑफिस नं. ७, आशीवांद, १५६/२, मंगळवार पेठ,

प्रांगे चौक, पुणे-४११०११, मो. नं. ९४२२०८४६१०

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(प. म. २०२४)



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बाद १६९ (सचिन पाटील ८०, अक्षय भर्षाई शिंदे २-३९, हृषिकेश केतकडे ८ अकादमी - (१७.५ घटकांत) ४ बाद ३ खाहे ५५, सिद्धेश वरघटे २१, प्रथमेश भुवारे १-३९).

चरण (२१ गुण), प्रत्युषा सुसरला आणि रिया कट्टने (प्रत्येकी ९ गुण) केलेल्या सुरेख खेळाचा होता. पराभूत संघाच्या शिवांगी शुक्ला (१०) आणि आद्याशाने (९) केलेल्या जोरदार खेळाचा होता. या गटातील 'सर्वोत्कृष्ट खेळाडू' हा मान विज्ञाना चरणने मिळविला.

Adv. Priya S. Nukarni  
Office 81A-102, Maga Centre, Hedapsar  
Pune-411013. Mob. 9889149401.  
Dated the 2nd day of April 2024.

### जाहीर नोटीस

तमाम लोकांस या जाहीर नोटीसीने कळविण्यात येते की, इथेही क्र. 13 येथे नोंदणीकृत 11965/2021 क्रमांक 11965/2021 दिनांक 06/10/2021 चे मूळ दस्तऐवज श्री देवेंद्र देवराव साहकर यांनी कै. श्री. हरेश भगवानराव वाघवानी यांना साखळी दस्तऐवज नगण्य सुपूर्द केले होते. त्यांना हाइडस प्लॉट क्रमांक 401 चौथा मजला, CTS 737, कसबा पेठ, पुणे 411011 खेदी, त्याबाबतचा अहवाल पुणे शहर पोलीस ठाण्यात २९/०१/२०२४ रोजी अहवाल क्र. कै. श्री. हरेश भगवानराव वाघवानी यांच्या कायदेशीर वारसांकडून 14627-2024:

1. श्री. पूजा हरेश वाघवानी-पत्नी
2. श्री. रवीश हरेश वाघवानी - मुलगा
3. श्री. नंटी हरेश वाघवानी - मुलगा

जाहल्ल्यास कृपया श्री देवेंद्र देवराव साहकर आणि रिया भट्ट यांना कळवा.  
पत्ता 1194 + 1195, कसबा पेठ, पुणे 411011 मोबाईल क्र. ९८५०६ ७७८२८/  
८९७७७७८९८८२

अॅड. विपीन विजय पवार  
क्र. 24, फाउलन क्र. ५, चेंद्री कॉम्प्लेक्स, बी पिन, फर्ग्युसन,  
भाटी मिळकत-सागर रोड, अहमदनगर जिल्हा, पुणे-४६

दि. ०२/०४/२०२४

### जाहीर नोटीस

तमाम लोकांस कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेली जमीन मिळकत ही श्री भवानी इन्फ्रास्ट्रक्चर अँड रियलिटीज प्रायव्हेट लिमिटेड तर्फे अधिकृत प्रतिनिधी श्री. अनिल सुरेशचंद्र मुंदडा, नोंदणीकृत कार्यालयिन-पत्ता: ऑफिस नं. ३ व ४, तिसरा मजला, रोजयोग क्रिएशन अपार्टमेंट, एच.डी.एफ.सी. बँकेचे वरती, आनंद पार्क, औंध, पुणे ७ या कंपनीच्या नोंदणीकृत खेदीखताद्वारे खेदी केलेली मालकी व ताबेवहिवाटीची मिळकत आहे (सदर मालक). सदर परिशिष्टातील मिळकतीच्या सदर मालकांचे म्हणणे की, सदर परिशिष्टात वर्णन केलेली जमीन मिळकत ही निर्वेध, निजोखमी व बोजारहित आहे, ती जमीन मिळकत संपूर्ण ताब्यासह कायमखूष खेदीने खेदी देण्याचा त्यांना संपूर्ण हक्क व अधिकार असून सदर परिशिष्टातील मिळकतीला पणनयोग्य हक्क (मार्केटबल टायटल) आहे. सदर परिशिष्टातील मिळकतीच्या मूलकी दसरी ७/१२ उताऱ्यावर मालक व कब्जेदार सदरी सदर मालक यांचे नावाची नोंद आज रोजी आहे. सदर परिशिष्टातील मिळकत सदर मालकांनी आमचे अशिलांना कायमखूष खेदीने खेदी देण्याचेबाबत बोलणी चालू आहे.

तरी सदर परिशिष्टातील मिळकतीवर कोणाचाही कोणत्याही प्रकारचा हक्क, अधिकार वा हितसंबंध असल्यास, त्यांनी हि नोटीस प्रसिद्ध झाल्यापासून १५ (पंधरा) दिवसांचे आत आम्हाला लेखी कळवून आमची समक्ष कागदोपत्री खात्री करून घ्यावी, अन्यथा सदर परिशिष्टातील मिळकत ही निर्वेध, निजोखमी व बोजा रहित असल्याचे गृहित धरून व ज्यांचा कोटल्याही प्रकारचा हक्क व अधिकार आहे तो त्यांनी जाणीवपूर्वक सोडून दिला आहे, असे गृहित धरून आमचे अशिल सदर खेदी व्यवहाराची बोलणी पूर्ण करतील. त्यानंतर कोणाचीही, कोणत्याही प्रकारची तक्रार चालणार नाही, याची नोंद घ्यावी. (सदर मालकांच्या संमतीने व आमचे अशिलांचे सूचनेनुसार सदरची जाहीर नोटीस प्रसिद्ध केलेली आहे).

### परिशिष्ट

तुकडी पुणे, पोटतुकडी तालुका मुळशी, जिल्हा पुणे व पिंपरी चिंचवड महानगरपालिकेच्या हद्दीतील गावे मोजे वाकड येथील सव्हे नं. १०९ हिस्सा नं. १ यासी एकूण क्षेत्र ०१ हेक्टर ९६ आर म्हणजेच १९६०० चौ.मी. यासी चतुःसिमा खालीलप्रमाणे:

पूर्वेस : लागून मोजे ताथवडेची शिव, लागून सव्हे नं. १११,  
दक्षिणेस : सव्हे नं. ११० व १११,  
पश्चिमेस : सव्हे नं. १०९/२, १०९/३ व लागून सव्हे नं. १०७,  
उत्तरेस : सव्हे नं. १०९/२, १०९/३, लागून सव्हे नं. १०८ व लागून मोजे ताथवडेची शिव.

अॅड. निलेश आर. संकलेचा

पुणे फ्लॅट नं. १०३, एसकेडी स्पॅश को-ऑप. हाउसिंग सोसायटी,  
लेन नं. १, ठोसर नगर, कॉंबा व्हा, पुणे - ४११०४८.  
दिनांक : ०२/०४/२०२४ मोबाईल नं. ९८५०६४५४४८८.

### वपूर्ण श्रध्दांजली



कै. मीनाक्षी

गवावराव वस्खडे  
कळविण्यास दुःख होते की,  
आमच्या मातोश्री  
मीनाक्षी भगवानराव वस्खडे  
जे दि. २५/०३/२०२४ रोजी  
शुद्धाकाळामुळे निधन झाले  
सुन त्यांच्या आत्म्यास चिरंमोती  
आप्ते हीच ईश्वर वरणी प्रार्थना.  
— दशक्रिया विधी —  
पुणवार दि. ०३/०४/२०२४  
रोजी सकाळी ८.३० वा.  
संगम घाट, जुन्या आषाढीओ  
फिस बोजारी, पुणे येथे होईल.  
— शोकाकुल —  
बेजार भगवानराव वस्खडे  
शर्जेन्द्र भगवानराव वस्खडे  
शुद्धा सुनील मोरे (मुलगी)  
समस्त वस्खडे परिवार  
प्रसन्नपणे कळवया शोकादोषा बरिद  
आजीनगर गामठाण येथे येतील आहे.



\* प्रथम पुण्यस्मरण \*  
२ एप्रिल २०२४

कै. प्रकाश जाधव

1953 - 2023

तुमचे अंताबं सर्व काही होतं, आयुष्यातील सुख फल होतं.  
आज सर्व काही असल्याची जाणीव आहे.  
एव तुमचं नसावं हीच मोठी उन्नीव आहे.

\* शोकाकुल \*

ज्योती प्रकाश जाधव आरती प्रशांत कान्हेकर  
अभिषेक प्रकाश जाधव पुजा प्रसाद सुळे

संपर्क: अभिषेक : 9595011123  
53, वसंत बाग सोसायटी, सोनाई,  
बिबवेवाडी रोड, पुणे - 411037

ratl Vidyapeeth

साप्ताहिक

अंक सर्वत्र उपलब्ध

Housiey.com



Radhakrishnan, who is known for his critically-acclaimed novels 'Munpe Parakkunna Pakshikal', 'Spandamapinikale Nandi', Ottayadippathakal and Theekkadal Kadanju Thirumadhuram, said he was not against a particular political party. "I protest against the politicisation of administration of culture eroding the independent stature of the Akademi. You know the other two Akademies lost their autonomy a long time ago. I hope and pray my fellow writers, young and old, will realise the severe danger this Akademi is drifting towards," he wrote in the letter.

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**E-Certificate will be Awarded**

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**TA2024**  
**APTITUDE TEST IN ARCHITECTURE**

**Council of Architecture**  
(A Statutory Authority of Government of India under the Architects Act, 1972)

**NOTIFICATION FOR CONDUCT OF NATA-2024**

REGISTRATION FOR NATA 2024 HAS COMMENCED FROM [WWW.NATA.IN](http://WWW.NATA.IN). THE CANDIDATES DESIROUS TO TAKE INTO 1ST YEAR OF 5-YEAR B.ARCH. DEGREE PROGRAM SHOULD REGISTER THEMSELVES FOR NATA-2024.

**Eligibility for NATA:**

- 1. APPEARING IN 10+1 EXAMINATION WITH PCM SUBJECTS
- 2. APPEARING IN 10+2 EXAMINATION WITH PCM SUBJECTS
- 3. APPEARING IN 10+3 DIPLOMA EXAMINATION WITH MATHEMATICS

**NATA - 2024 SCORE:**  
Valid for **two** academic years from the year in which appeared.  
Attempts permitted per academic year: **03 nos.**

**ELIGIBILITY CRITERIA FOR ADMISSION TO B.ARCH AND LIST OF COLLEGES ADMITTING STUDENTS TO B.ARCH PROGRAMME BASED ON SCORE IS AVAILABLE ON [WWW.NATA.IN](http://WWW.NATA.IN)**

**Registration contact:**  
[nata24@gmail.com](mailto:nata24@gmail.com) Help Desk Phone: 08045549467

**Registrar**

**2024**

**WWW.NATA.IN**

tributed to VVIP movement linked to PM Modi's visit to the city.

Vistara said it had decided to temporarily reduce the number of flights to ensure adequate connectivity across its network, and that alternative flight options or refunds were being offered to affected customers. "We understand these disruptions have caused inconvenience to our employees, too. "The issue is what level we will be at in the merged airline," said one staffer. Sources say the decision to merge Vistara into AI was expedited for this reason alone, as more delays could mean more senior roles at AI being filled up, not leaving much scope of accommodating Vistara's arrivals.

*With inputs from Mumbai*

**योजना तथा वास्तुकला विद्यालय, विजयवाडा**  
**School of Planning and Architecture, Vijayawada**  
An Institute of National Importance, Ministry of Education, Govt. of India  
Survey No. 44, ITI Road, Vijayawada - 520 008, AP., India.

No. F-01/SPAV/ Acad. JPG-DA/2024-25/03 Date: 02/04/2024

**EXTENSION OF DATES FOR DIRECT ADMISSION TO MASTERS DEGREE PROGRAMMES FOR THE ACADEMIC YEAR 2024-25**

In supersession of the "Important Dates" mentioned in the General Instructions of the Notification of Direct Admission to Masters Degree (PG) Programmes for the Academic Year 2024-25 declared on 06 March 2024, the Competent Authority has extended the last date for receipt of applications to **12th April 2024, 5 PM**. All other aspects of the admission process including other deadlines and dates, as notified earlier shall remain same. For details please visit <https://spav.ac.in/spavadmissions.html> Self-Register

**PUBLIC NOTICE**

It is hereby informed to the Public at Large by this Public Notice that the land property which is more particularly described in the Schedule written hereunder is owned and possessed by **SHRI BHAVANI INFRASTRUCTURE AND REALITIES PVT. LTD.**, having its office at Office No. 3 & 4, 3rd floor, Rajyog Creation Apartment, above HDFC Bank Ltd., Anandpark, Aundh, Pune-411007, having CIN: U45203PN2008PTC131516, through its Authorized Representative **MR. ANIL S. MUNDADA**, (Hereinafter referred to as the "Present Owner"). The Present Owner have assured my client that the scheduled property is free from all encumbrances, charges, claims, having marketable title and have rights to sell with absolute possession of the same to my client. Name of the Present Owner is recorded in revenue record as Owner and Possessor. The Present Owner has negotiating with my client about the sale of the scheduled property.

The public at large which called upon by this notice that any person/Firm/Company having any right or claim by way of Agreement, Token Receipt, MOU, Leave and License, Deed of Sale, Pre-emption, Lease, Lien, Mortgage, Attachment, Decree, Power of Attorney, Gift, Succession, Loan or any other right whatsoever in the scheduled property, is required to intimate the undersigned within 15 days from the date of Publication of this Notice, failing which it shall be deemed that the scheduled property is free from all encumbrances and claims. Thereafter, my client shall proceed further about the sale transaction and if any claim of any person/firm/company shall be deemed to have been abandoned. Please take note of this. (With the consent of Present Owner and the instructions of my client I am publishing this public notice).

**SCHEDULE**  
(Description of the Land)

All that piece and parcel of the land admeasuring **19600 Sq. Mtrs.** bearing Survey No. 109/1 situated at Village **Wakad**, Taluka **Mulshi**, District **Pune** and within the limits of **Pimpri-Chinchwad Municipal Corporation**, bounded as follows:-

**On or towards East** : Boundary of Village Tathawade and S.No. 111,  
**On or towards South** : S.No. 110 and 111,  
**On or towards West** : S.No. 109/2, 109/3 and S.No. 107,  
**On or towards North** : S.No. 109/2, 109/3 and S.No. 108 and boundary of Village Tathawade.

**Adv. Nilesh R. Sanklecha**  
Flat No. 103, SKD Sparsh Society,  
Lane No. 1, Thosar Nagar,  
Kondhwa Budruk, Pune 411048.  
Place : - Pune  
Dated : - 02/04/2024  
**Mobile No: 9850545448.**

*Times of India*  
02/04/2024

20

*Handwritten signatures and stamps*

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**SUPPLEMENT -1 TO TITLE OPINION**

- 1) Introduction** – GODIVA BUILDCON PRIVATE LIMITED (CIN U45203PN2008PTC131516) through its director Mr. RAJESH K. GOYAL, having an office at Shop No. 20, B-Zone, Old Mumbai Pune Road, Pimpri Waghere, Pune – 411018. Hereinafter referred to or called as the said **“Owner”** has further instructed me to scrutinize and examine the marketable title of the land property described in para no. 4 hereunder written, hereinafter referred to as the **“Said Property”**.
- 2) Previous Title Opinion and further instructions** – At the instance of the said Owner I had issued a Title Opinion dated 02/08/2024 in respect of the Said Property. After that, said Owner gave some further information and placed in my hands the photocopies of some revenue records and instructed me to check/investigate the title of the Said Property from the date of Title Opinion dated 02/08/2024 till date. Thus, Supplement -1 to Title Opinion is the continuation of the aforementioned Title Opinion.
- 3) Important** – This Supplement -1 to Title Opinion prepared based on a review of records, photocopies of further documents/papers in respect of the Said Property, and information given by the said Owner as were made available to the undersigned during the review and this Supplement -1 to Title Opinion is prepared exclusively for the benefit of the said Owner.
- 4) Description of the Property which is the subject matter of this Supplement -1 to Title Opinion (Said Property) -**

All that piece and parcel of the land admeasuring 01 Hectare 96 Ares i.e. 19600 sq. mtrs. bearing Survey No. 109/1 lying, being, situated at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri-Chinchwad Municipal Corporation, Sub-Registration Haveli and which is bounded as under:

On or towards East- Road, Boundary of Village Tathawade and S. No.

111

On or towards South – Survey No. 110 and 111

On or towards West - S. No. 109/2, S. No. 109/3 and S. No. 107

On or towards North – Survey No. 109/2, 109/3 and S. No. 108 and  
Boundary of Village Tathawade

Along with all structures, edifices, trees, water, water courses, egress and ingress etc. standing therein, waterline and along with the

right to use permissible all type of potentials as may be permitted by concerned authority from time to time and further along with the right to use adjacent roads being permanent easement right of way. The land which is described above hereinafter referred to is called the “**Said Property**”.

**5) Further investigation of the Title, Rights, and Authority of the said Owner of the Said Property –**

**5.1** Search in offices of Sub-Registrar Haveli — Advocate Shreya Hadgaonkar has taken the Sub-Registrar office Search for the further period from 23/04/2024 to 24/03/2025 in respect of Survey No. 109/1. The advocate submitted her Search Report dated 24/03/2025, which is annexed hereto as an original.

**5.2** Scrutiny of photocopies of Revenue Records, Deeds, Documents, etc. - As per the instructions of the said Owner, I have scrutinized the photocopies of the further 7/12 extracts in respect of the Said Property which are available. Copies of the mutation entries which are referred hereto are also made available by the said Owner. The photocopies of the documents which are referred to in this Opinion and other related revenue documents/orders/papers which are referred in this Opinion are made available for scrutiny by the said Owner.

**5.3 Incidents -**

A) Certificate of Incorporation – The Ministry of Corporate Affairs issued a Certificate of Incorporation pursuant to the change of name that the name of the company has been changed from SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED to GODIVA BUILDCON PRIVATE LIMITED with effect from 04/02/2025. The photocopy of the said certificate is available for scrutiny.

B) Mutation Entry No. 18212 – Certified on 23/12/2024 shows that, as per the application of Mr. Rajesh Goyal along with the Corporate Identification Number (CIN) U45203PN2008PTC131516 the name of Anil Mundada as a director of the SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED has been changed and the new name of Rajesh Goyal as a director of the said company is recorded in the Owner and Possessor column of the 7/12 extract of the Survey No. 109/1 admeasuring 01 Hectare 96 Are of village Wakad.



**NILESH R. SANKLECHA  
ADVOCATE**

R/at – Flat No. 103, SKD Sparsh Society, Lane No. 1, Thosar Nagar, Kondhwa Budruk, Pune – 411048.


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- C) Mutation Entry No. 18310 – Certified on 11/03/2025 shows that, as per the application of Mr. Rajesh Goyal along with the Corporate Identification Number (CIN) U45203PN2008PTC131516, the name of the company SHRI BHAVANI INFRASTRUCTURE AND REALITIES PRIVATE LIMITED has been changed and the new name of the company is GODIVA BUILDCON PRIVATE LIMITED through its director Mr. Rajesh Goyal is recorded in the Owner and Possessor column of the 7/12 extract of the Survey No. 109/1 admeasuring 01 Hectare 96 Are of village Wakad.
- D) 7/12 extract – 7/12 extract dated 11/03/2025 village Wakad shows that the name of said Owner i.e. GODIVA BUILDCON PRIVATE LIMITED through its director Mr. Rajesh Krishnakumar Goyal is recorded in the Owner and Possessor column of 7/12 extract of Survey No. 109/1 admeasuring 01 Hectare 96 Are of Village Wakad.

**6) Conclusion -** Subject to statements as stated hereto before and relying upon the above available documents and information, in my opinion that GODIVA BUILDCON PRIVATE LIMITED through its director Mr. Rajesh Krishnakumar Goyal is the Owner and Possessor of the Said Property and has authority to sale/transfer/develop the Said Property.

Date – 26/03/2025.



  
Nilesh R. Sanklecha  
Advocate.





**SHREYA ANUP HADGAONKAR**  
**ADVOCATE**

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

Mob. No.8530454173

Email ID: shreyahadgaonkar@gmail.com

**SEARCH REPORT**



**To,**

**ADV. NILESH R. SANKLECHA,**

Office At: A-102, ICC Trade Tower,  
Senapati Bapat Road, Pune-411016.  
Email ID- legal@kohinoorpune.com

**Attn.** Mr. Rajesh Goyal Sir,

**Sub:** Search Report

**Ref:** This is the Search Report in respect of Survey/Gat No. 109/1; area admeasuring 01 Hectares 96 Ares; situated at **VILLAGE-WAKAD** within the Registration District Pune, Sub-Registration District Pune, Taluka-Mulshi, District Pune, which is hereinafter referred to as **"Said Land"**.

**R/Sir,**

As per your instructions, I have carried out online search, in respect of Said Land, from the website of Department of Registration & Stamps, Government of Maharashtra, period from the 23 April 2024 to till date. The Inspector General of

**SHREYA ANUP HADGAONKAR**  
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Registration and Controller of Stamps, Maharashtra, vide his Letter bearing No.9/ Astha-7/Upayyojana /2021/112/2021 dated 06/04/2021, has restricted physical search of Index-II registers in the offices of Sub-Registrar of Assurances. Therefore, I have carried the online free search, for the period 2024 to 2025 and also carried the online paid search, for the period 2024 to 2025.

Accordingly, I have paid minimum search fee of Rs. 350/- vide E-challan GRN MH018419850202425U on 24/03/2025 paid to, Inspector General of Registration, Maharashtra State. I have carried the online search from the website of Department of Registration & Stamps, Government of Maharashtra for the period 2024 to 2025. From the online search, no transaction of any sort was found to be recorded during the period under reference in respect of the Said Land.

Further clear that during my online search, from the available online data, I did not find any transaction in respect of Said Land.

**Litigation Search:** On your request, though I have conducted online search on website <https://district.ecourts.gov.in/pune> and <https://eqjcourts.gov.in>, for verifying the pending litigations,





# SHREYA ANUP HADGAONKAR

## ADVOCATE

03, Akshay Center, Laxman Nagar, Thergaon, Pune-411033.

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but it is difficult due to various reasons including i) website is not maintained with property description ii) litigations can be filed/instituted in various forum depending upon the relief claimed, and/are iii) record of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or iv) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation. This aspect needs to be verified independently.

**Disclaimer:** The said search however, is subject to the online data available at above website. Above website may contain technical inaccuracies and changes to the information contained therein may be made at any time. Therefore, the information contained herein above is for general information purpose only. You should not rely upon the material and information on the website as a basis for making any legal or any other decisions.



**SHREYA ANUP HADGAONKAR**  
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Email ID: shreyahadgaonkar@gmail.com

Date: 24/03/2025

Place: Pune



*Shreya*

(SHREYA ANUP HADGAONKAR)

**ADVOCATE**

**Encl.** Search challan GRN MH018419850202425U on  
24/03/2025.

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