

**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 9th 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.

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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



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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.



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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



Sanklecha
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 Shramsadhnna 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



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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.

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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 Devsthan 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, Buliders 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



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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 Shramsdhana 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



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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



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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



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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.



Sanklecha
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					
Type of Payment			Search Fee		TAX ID / TAN (If Any)			
			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		Premises/Building			
0030072201			SEARCH FEE		Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
Total			750.00		Amount In	Seven Hundred Fifty Rupees Only		
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		

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
सहज शब्द "टाई अँफ पेरेट" गट्टे नमद काणाचाळीच लाग आहे. इट काणाचाळी किंवा नोंदणी न करावयाचा दस्तावाती लाग नाही.



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
<p>The above mentioned Search fee has been credited to government vide GRN no :MH007198788202324P</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p> <p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.</p>		





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 - haiarekiran91@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. 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.



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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

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

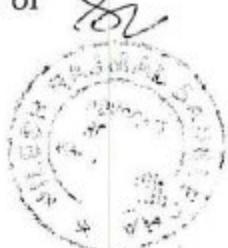
Attn. Mr. Rajesh Goyal Sir,

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, 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

Date: 22/04/2024

Place: Pune



(SHREYA ANUP HADGAONKAR)

ADVOCATE

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



Housiey.com



15 — 20



CHALLAN
MTR Form Number-6

Wajid
S.No. 109 11



GRN	MH000825091202425U	BARCODE			Date	18/04/2024-17:42:37	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		shreya anup hedgaonkar	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No. Premises/Building			
Account Head Details		Amount In Rs.					
0030072201 SEARCH FEE		300.00		Road/Street			
				Area/Locality Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In Words		Three Hundred Rupees Only	
Total		300.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572024041888068	CPADSSDQ09
Cheque/DD No.				Bank Data	RBI Date	18/04/2024-17:24:44	Not Verified with RBI
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Page 1 of 1 | ID: 559926223

Department ID : 558236337
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
मध्यर. चलान 'टाइप ऑफ पेमेंट' अधी नगद कारणासाठी लागू आहे. इतर कारणांसाठी किंवा गोदणी न काढवायाच्या दस्तावाती लागू नाही.

Mobile No. : 8530454173



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
<p>The above mentioned Search fee has been credited to government vide GRN no :MH000825091202425U</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p> <p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.</p>		

Housiey.com

<http://www.maharashtra.gov.in/nortal/SearchReceipt.aspx?query=ffcd9ad7239bd8d7a0e46a11a44f1e9b>



Housiey.com

चरण (२१ गुण), प्रस्तुपा सुसमला आण
रिया कटूने (प्रत्येकी १ गुण) केलेल्या
सुरेख खेळाचा होता. पाश्चात्य संघाच्या
शिवांगी शुक्रग (१०) आणि आद्याशाने
(९) केलेल्या जोरदार खेळाचा होता.
या गटातील 'सर्वोत्कृष्ट खेळाळू' या मान
जिज्ञासा चरणने मिळविला.

Adv. Priya A. Kulkarni
Office at A-102, Mega Centre, Hadapsar
Pune-411013. Mob. 9889149401.

Dated on 2nd day of April 2024.

जाहीर नोटीस

तमाम लोकांस कल्पिण्यात येते की, सालील परिशिष्टात वर्णन केलेली जमीन मिळकत ही श्री भवानी इनकास्ट्रक्चर अंड रियलिटीज् प्रायव्हेट लिमिटेड तरफे अधिकृत प्रतिनिधी श्री. अनिल सुरेशचंद्र मंदडा, नोंदणीकृत कायलिंगपत्ता: ऑफिस नं. ३ व ४, तिसरा मजला, रोजीयोग क्रिएशन अपार्टमेंट, एच.डी.एफ.सी. बैंकचे वरती, आनंद पार्क, औंध, पणे ७ या कंपनीच्या नोंदणीकृत खेरदीखताद्वारे खेरदी केलेली मालकी व ताबेवहिवाटीची मिळकत आहे (सदर मालक). सदर परिशिष्टातील मिळकतीच्या सदर मालकांचे म्हणणे की, सदर परिशिष्टात वर्णन केलेली जमीन मिळकत ही निर्वेश, निजोखमी व बोजारहित आहे, ती जमीन मिळकत संर्पण ताब्यासह कायमखूष खेरदीने खेरदी देण्याचा त्यांना संर्पण हक्क व अधिकार असून सदर परिशिष्टातील मिळकतीला पणनयोग्य हक्क (मार्केटेल टायटल) आहे. सदर परिशिष्टातील मिळकतीच्या मलकी दासी ७/१२ उत्तांचावर मालक व कब्जेदार सदरी सदर मालक यांचे नावाची नोंद आज रोजी आहे. सदर परिशिष्टातील मिळकत सदर मालकांनी आमचे अशिलांना कायमखूष खेरदीने खेरदी देण्याचेबाबत बोलणी चाल आहे.

तरी सदर परिशिष्टातील मिळकतीवर कोणत्याही कोणत्याही प्रकारचा हक्क, अधिकार वा हितसंबंध असल्यास, त्यांनी हि नोटीस प्रसिद्ध इलायापासून १५ (पंधरा) दिवसांचे आत आम्हाला लेखी कल्यून आमची समक्ष कागदोपत्री खात्री करून द्यावी, अन्यथा सदर परिशिष्टातील मिळकत ही निर्वेश, निजोखमी व बोजा रहीत असल्याचे गृहित धरून व ज्यांचा कोठल्याही प्रकारचा हक्क व अधिकार आहे तो त्यांनी जाणीवपैक कोडून दिता आहे, असे गृहित परून आमचे अशिल सदर खेरदी व्यवहाराची बोलणी पूर्ण करतील. त्यानंतर कोणाचीही, कोणत्याही प्रकारची तक्रार चालणार नाही, याची नोंद घ्यावी. (सदर मालकांच्या संमतीने व आमचे अशिलांचे सूचनेनुसार सदरची जाहीर नोटिस प्रसिद्ध केलेली आहे).

परिशिष्ट

तुकडी पुणे, पोतुकडी तालुका मुळशी, जिल्हा पणे व पिंपरी चिंचवड महानगरपालिकेच्या हाईटील गाव मौजे वाकड यैथील सर्वेने १०९ महानगरपालिकेच्या हाईटील गाव मौजे वाकड यैथील सर्वेने १०९ हिस्सा नं. १ यासी एकूण क्षेत्र ०१ हेक्टर १६ आर म्हणजेच १९६०० चौ.मी. यासी चृतु सिमा खालीलप्रमाणे:
पवेस : लागून मौजे ताथवडेची शिव, लागून सर्वेने १११,
दीक्षिणेस : सर्वेने ११०व १११,
पश्चिमेस : सर्वेने १०९/२, १०९/३ व लागून सर्वेने १०७,
उत्तरेस : सर्वेने १०९/२, १०९/३, लागून सर्वेने १०८व लागून मौजे ताथवडेची शिव.

अॅड. निलेश आर. संकलेचा
पुणे फलंदाज नं. १०३, एकूणी सर्व को-ऑप, हातिंगा सोसायटी,
लेन नं. १, दोसर नगर, कोंडवा द्वा, पुणे - ४११०४८.
योवाईल नं. ९८५५५५४४४४.

अंक सर्वत्र
उपलब्ध

* प्रथम पुण्यस्मरण *
२ मार्च २०२४

कै. प्रकाश जाधव

1953 - 2023

तुमचे अरवं सर्व काही होते, आगुण्यातील सुंदर पर्व होते,
आज सर्व काही असत्याची जाणीव आहे,
पण तुमचे नवरं हीच मोती उचीव आहे.

* शोकाकुल *

ज्योती प्रकाश जाधव आरती प्रशांत काहेका
अभिषेक प्रकाश जाधव पुजा प्रसाद मुले

संपर्क: अभिषेक : 9595011123-
53, वसंत वाग सोसायटी, सोनारा,
विकाशनांगी रोड, पुणे - 411037

अस्त्राकाळ

सातांक

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I was inau-
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without any
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mi wanted
make the Akademi out of
bounds for him.", wrote
Radhakrishnan, who is a
recipient of several awards
including Kendra Sahitya
Akademi award, Ez-
huthachan award,
Vayalar award and
Kerala Sahitya Ak-
ademi award.

"You know this is
the first time such a
thing happened in
the long chequered history
of Sahitya Akademi which
consistently upheld its
autonomy against the pressure
exerted by those with
political clout. Last year a lesser
official, a minister of
state, had taken part in the
inaugural session of the

Radhakrishnan, who is
known for his critically-ac-
claimed novels 'Munne Par-
akkunna Pakshikal', 'Spandamapnikale Nandi', Ottayadippathakal and
Theekkal Kadanj. Thirumadukuram, 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.

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 cau-

loyees, 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 ex-
pedited 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

MSME TECHNOLOGY DEVELOPMENT CENTRE
An Autonomous Body under Ministry of MSME, Govt. of India
Survey No.4/4, ITI Road, Vijayawada - 520 008, AP, India.
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

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other deadlines and dates, as notified earlier shall remain same. For details
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PROJECT MANAGEMENT
MANAGEMENT
35 Hrs of PDU will be awarded
COURSE CONTENT:
Project Management Framework
Scope Management
Project Stakeholder Management
Quality Management
Cost Management
Integration Management
Schedule Management
Risk Management
Procurement Management
Professional Responsibility
Date & Time: 7.13, 14, 20, 21, 27, 28 April & 4, 5, May 24 | 2.00 - 6.00 PM
For more Details: 9600726611, 8667369360, 0422-2993949
9 Days | Visit us at www.pduagra.dmsme.gov.in Weekends
India certificate will be awarded

NOTIFICATION FOR CONDUCT OF NATA-2024
TRATION FOR NATA 2024 HAS COMMENCED FROM
T WWW.NATA.IN. THE CANDIDATES DESIROUS TO TAKE
INTO 1ST YEAR OF 5-YEAR B.ARCH. DEGREE PROGRAM
D TO REGISTER THEMSELVES FOR NATA-2024.

ar 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.

CITY CRITERIA FOR ADMISSION TO B.ARCH AND LIST OF
IS ADMITTING STUDENTS TO B.ARCH PROGRAMME BASED
ORE IS AVAILABLE ON WWW.NATA.IN

ation contact:
2024@gmail.com Help Desk Phone: 06045540467

Registrar

2024
www.nata.in
@nata2024
X @CouncilofArch
@CouncilofArch
www.nata.in

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 called 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:-

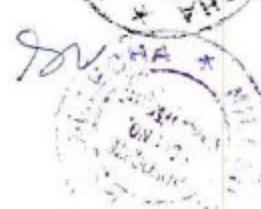
On or towards East : Boundary of Village Tathawade and
S. No. 111,
On or towards South : S. No. 110 and 111,
On or towards West : S. No. 109/2, 109/3 and S. No. 107,
On or towards North : S. No. 109/2, 109/3 and S. No. 108 and
boundary of Village Tathawade.

Adv. Niles R. Sanklecha
Flat No. 103, SKD Sparsh Society,
Lane No. 1, Thosar Nagar,
Kondhwa Budruk, Pune 411048.
Mobile No: 9850545448.

Place : - Pune

Dated : - 02/04/2024

Times of India
02/04/2024



Housiey.com

**NILESH R. SANKLECHA
ADVOCATE**

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

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 Waghare, 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.

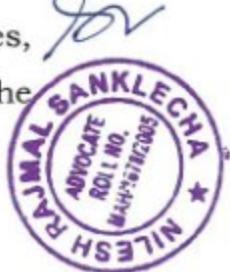
111

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



NILESH R. SANKLECHA
ADVOCATE

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

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.

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.



Sanklecha
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
ADVOCATE

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

Mob. No.8530454173

Email ID: shreyahadgaonkar@gmail.com

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,



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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.



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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.

Housiey.com





CHALLAN
MTR Form Number-6



GRN	MH018419850202425U	BARCODE			Date	24/03/2025-12:10:50	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)				
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		PAN No.(If Applicable)				
Location	PUNE		Full Name		shreya anup hadgaonkar		
Year	2024-2025 One Time		Flat/Block No.				
Account Head Details		Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE		350.00	Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
Total		350.00	Amount In Words	Three Hundred Fifty Rupees Only			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572025032442705	CPAEYMYLR2	
Cheque/DD No.			Bank Date	RBI Date	24/03/2025-12:24:13	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 : 378379136

Mobile No. : 8530454173

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेसाठी लागू नाही.



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