



CHALLAN  
MTR Form Number-6



GRN	MH000440711202526U	BARCODE			Date 09/04/2025-14:12:43	Form ID
Department	Inspector General Of Registration	Payer Details				
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)				
Office Name	HVL27_HAVELI 27 JOINT SUB REGISTRAR	PAN No.(If Applicable)				
Location	PUNE	Full Name		ADV MANDAR M PAWAR		
Year	2024-2025 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)			
			Search fee for 30 years at village Wagholi Ghat No 921			
Total		750.00	Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572025040994840	CPAFAAQIQ7
Cheque/DD No.			Bank Date	RBI Date	09/04/2025-14:24:13	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 :

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





CHALLAN  
MTR Form Number-6



GRN	MH000441406202526U	BARCODE			Date 09/04/2025-14:18:16	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 HVL27_HAVELI 27 JOINT SUB REGISTRAR			Full Name		ADV MANDAR M PAWAR	
Location PUNE						
Year 2025-2026 One Time			Flat/Block No.			
Account Head Details					Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					Remarks (If Any)	
					Search fee for 30 years at village Wagholi Ghat No 922	
Total			750.00		Amount In	Seven Hundred Fifty Rupees Only
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572025040995300	CPAFAAQVR9
Cheque/DD No.			Bank Date	RBI Date	09/04/2025-14:24:19	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822432225

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

राजराज संसाधन "टाइप ऑफ पेरेंट" गाडी नगृद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदवणी न करातयाच्या दरवाराची लागू नाही.



# Mandar M. Pawar

Advocate

Office: Office No. 108, First Floor, Krusnkunj, Near Lifeline Hospital, Wagholi, Pune 412207  
M.No.8686342020

## FORMAT A

To

**MahaRERA  
Mumbai**

### **LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to plot Gat No.921 part adm. area 1250 sq.mtrs & Gat No.922 part adm. area 1250 sq.mtrs situated at Village- Wagholi Taluka Haveli Dist. Pune (hereinafter referred as the said plot).

**1/-** I have investigated the title of the said plot on the request M/s. **Yashodha Associates And Company** Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad, Vishal Sudham Awhale and following documents i.e.:-

#### **1) Description of the property.**

a. Gat No. 921 part (Old Gat No. 922) adm. area 1250 sq.mtrs, Ass. 0 Rs. 27 Paise situated at Village- Wagholi Taluka Haveli Dist. Pune within the limits of Pune Municipal Corporation and within jurisdiction of sub-Registrar, Haveli 1 to 27 Bounded as follows –

The Boundaries are as follows:

On or towards East	:By Gat No.921
On or towards South	:By Gat No.924
On or towards West	:By Property of Vishnu Kondiba Satav, Suman Revnath Satav & Saurabh Revnath satav
On or towards North	:By Gat No.922



b. Gat No. 922 part (Old Gat No. 923) adm. area 1250 sq.mtrs situated at Village-Wagholi Taluka Haveli Dist. Pune within the limits of Pune Municipal Corporation and within jurisdiction of sub-registrar, Haveli 1 to 27 Bounded as follows –

The Boundaries are as follows:

On or towards East :By Gat No.920  
On or towards South :By Gat No.924  
On or towards West :By Gat No.922  
On or towards North :By Gat No.921 and 30 Ft Wide Road

## **2) The documents of allotment of plot-**

1. 7/12 extracts of Old Gat No. 922
2. 7/12 extracts of Gat No. 921
3. 7/12 extracts of Old Gat No. 923
4. 7/12 extracts of Gat No. 922
5. Mutation extract No. 5336,6307, 6272, 6058, 7393, 7200, 1, 516, 603, 3640, 5307, 7259, 12572, 16996, 17175, 19866, 20008, 20780, 21426, 20779, 20780, 20777, 20787, 21135, 21782
6. Copy of Index II of Document No. 8955/HVL7/2024
7. Copy of sale deed of document no. 8955/HVL7/2024

## **4) Search report for 30 years from 1996 till March 2025**

**2/-** On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title **M/s. Yashodha Associates and Company** Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad, Vishal Sudham Awhale is clear, marketable and without any encumbrances.



Owners of the land –

**M/s. Yashodha Associates And Company**

Through its Partner

Tushar Vilas Satav,

Rajendra Narayan Kand,

Saurabh Lakshman Ghenad,

Vishal Sudham Awhale

Gat No. 921 part  
area 1250 sq.mtr

**M/s. Yashodha Associates And Company**

Through its Partner

Tushar Vilas Satav,

Rajendra Narayan Kand,

Saurabh Lakshman Ghenad,

Gat No. 922 part  
area 1250 sq.mtr

**3/- The report reflecting the flow of the title of the M/s. Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad, Vishal Sudham Awhale (owner/promoter/ developer / company) on the said land is enclosed herewith as annexure.**

Encl.: Annexure



**Mandar M. Pawar**  
Mr. Mandar Mahadev Pawar  
Advocate

Advocate

Date:09/04/2025

## Format A

### FLOW OF THE TITLE OF THE SAID LAND

#### Gat No. 921 (old Gat No.922)

1. As per 7/12 extract of the year 1974/75 the property Gat No. 922 area adm. 0 H. 54 R was owned and possessed by Uttam Mahadu Satav.
2. As per mutation entry no. 603 dated 12/09/1981, Uttam Mahadu Satav sold Gat no. 922 to Purushottam Sonba Nigade & Noshirkhan Mekhanji Kharadi vide saledeed dated 15/11/1980.
3. Village-Avhalwadi was formed as independent revenue village by fragmenting from Village- Wagholi as per the order of Taluka Land Revenue Officer vide letter No.bhumapan/wadi vibhajan/akarband/97 dated 29/10/1997. It was mutated in the revenue record vide mutation entry no.1. According to this mutation extract, Gat No. 922 of village- Wagholi was converted in new Gat No. 921.
4. As per mutation entry no. 3640 shows that Noshirkhan Mekhanji kharadi died in the 27/01/2008 succeeding legal heirs 2 son Viraf Noshirkhan Kharadi and Malkam Noshirkhan Kharadi, daughter Sanobar S. Irani and Wife Thriti Noshirkhan Kharadi.
5. As per mutation entry no.5307 shows that Viraf Noshirkhan Kharadi has released his rights in favor of his mother Thriti Noshirkhan Kharadi by release deed registered vide document no. 40/2010 dated 01/01/2010.
6. As per mutation entry no.17175 shows that Puroshatam Sonaba nigade sold land admeasuring 0 H 27 R out of Gat No.921 to Chandrakant Keru Yadav vide registered sale deed no. 9828/HVL9/1998 dated 09/12/1998. Name of Chandrakant Keru Yadav was mutated on the 7/12 extract vide mutation no. 17175
7. Further, vide order dated 30/06/2023 of H'ble Tahsildar Haveli in the reinvestigation application no. RTS/ferchaukashi/SR/02/2023 mutation entry no. 17175 cancelled due to sale deed no. 9828/HVL9/1998 dated 09/12/1998 was not related to the said property and name of Purushottam Sonba Nigade was reinstated on the 7/12 extract.
8. Further Purushottam Sonba Nigade died on 17/12/2017 succeeding legal heirs his wife Usha Puroshatam nigade, 2 Daughters Uarmila Dhanjajay



Parkale and Ujwala Gajanan Nikam, Daughter in law Neeta Ulhas Nigade 2 Grand Son Nikhil Ulhas Nigade and Satyajit Ulhas Nigade. Name of these legal heirs were mutated on 7/12 extract vide mutation entry no.20008.

- As per mutation entry no. 20777 shows that Uasha Puroshatam nigade, Uarmila Dhanjay Parkale, Ujwala Gajanan Nikam, Neeta Ulhas Nigade, Nikhil Ulhas Nigade and Satyajit Ulhas Nigade, Malkam Noshirkhan Kharadi, Sanobar S. Irani, Thriti Noshirkhan Kharadi sold land area adm. 1250 sq,mtr out of Gat No. 921 and area adm. 1250 sq,mtr out of Gat No. 922 to Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad and Vishal Sudam Awhale by registered sale deed vide document no. 8955/HVL7/2024 dated 30/04/2024. Name of Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad and Vishal Sudam Awhale was mutated on the 7/12 extract vide mutation no. 20777.

#### **Gat No. 922 (old Gat No.923)**

- As per 7/12 extract of the year 1974/75 the property Gat No. 923 area adm. 0 H. 55 R was owned and possessed by Balku Shankar Satav & Maruti Shankar Satav.
- As per mutation entry no. 516 shows that Dnyanoba Balku Satav, Tukaram Balku Satav, Diwanji Balku Satav and Maruti Shankar Satav sold land to Puroshatam Sonaba nigade vide sale deed registered at office of the Sub-Registrar Haveli II Reg No.3215/HVLII/1980 dated 07/08/1980.
- Village - Awhalwadi was formed as independent revenue village by fragmenting from Village- Waghali as per the order of Taluka Land Revenue Officer vide letter No. bhupan/wadi vibhajan/akarband/97 dated 29/10/1997. It was mutated in the revenue record vide mutation entry no.1. According to this mutation extract, Gat No. 923 of village- Waghali was converted in new Gat No. 922.
- Further Puroshatam Sonaba nigade Sold land adm. area 0 H. 27.50 R to noshirkhan mekhanji kharadi vide document no. 2643/1981 dated 23/04/1981. name of noshirkhan mekhanji kharadi mutated on 7/12 extract vide mutation entry no 5336 & 7259.



5. As per mutation entry no. 3640 shows that Noshirkhan Mekhanji kharadi died in the 27/01/2008 succeeding legal heirs 2 son Viraf Noshirkhan Kharadi and Malkam Noshirkhan Kharadi, daughter Sanobar S. Irani and Wife Thriti Noshirkhan Kharadi.
6. As per mutation entry no. 5307 shows that Viraf Noshirkhan Kharadi has released his rights in favor of his mother Thriti Noshirkhan Kharadi by release deed registered vide document no. 40/2010 dated 01/01/2010.
7. As per mutation entry no.17175 shows that Puroshatam Sonaba nigade sold land admeasuring 0 H 27.5 R out of Gat No.922 to Chandrakant Keru Yadav vide registered sale deed no. 9828/HVL9/1998 dated 09/12/1998. Name of Chandrakant Keru Yadav was mutated on the 7/12 extract vide mutation no. 17175
8. Further, vide order dated 30/06/2023 of H'ble Tahsildar Haveli in the reinvestigation application no. RTS/ferchaukashi/SR/02/2023 mutation entry no. 17175 cancelled due to sale deed no. 9828/HVL9/1998 dated 09/12/1998 was not related to the said property and name of Purushottam Sonba Nigade was reinstated on the 7/12 extract.
9. Further Purushottam Sonba Nigade died on 17/12/2017 succeeding legal heirs his wife Uasha Puroshatam nigade, 2 Daughters Uarmila Dhanjajay Parkale and Uajwala Gajanan Nikam, Daughter in law Neeta Ulhas Nigade 2 Grand Son Nikhil Ulhas Nigade and Satyajit Ulhas Nigade. Name of these legal heirs were mutated on 7/12 extract vide mutation entry no.20008.
10. As per mutation entry no. 20777 shows that Uasha Puroshatam nigade, Uarmila Dhanjajay Parkale, Ujwala Gajanan Nikam, Neeta Ulhas Nigade, Nikhil Ulhas Nigade and Satyajit Ulhas Nigade, Malkam Noshirkhan Kharadi, Sanobar S. Irani, Thriti Noshirkhan Kharadi sold land area adm. 1250 sq,mtr out of Gat No. 921 and area adm. 1250 sq,mtr out of Gat No. 922 to Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad and Vishal Sudam Awhale by registered sale deed vide document no. 8955/HVL7/2024 dated 30/04/2024. Name of Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad and Vishal Sudam Awhale was mutated on the 7/12 extract vide mutation no. 20777.
11. As per mutation entry no 16996 shows that Puroshatam Sonaba nigade sold land admeasuring 0 H 27 R to Chandrakant Keru Yadav by registered sale deed vide document no 9828/HVL9/1998 dated 09/12/1998. Name of



Chandrakant Keru Yadav was mutated on the 7/12 extract vide mutation no. 16996.

12. As per mutation entry no 2008 shows that Puroshatam Sonaba nigade died in the 17/12/2017 succeeding legal heirs his wife Uasha Puroshatam nigade 2 Daughter Uarmila Dhanjay Parkale and Uajwala Gajanan Nikam, Daughter in law Neeta Ulhas Nigade 2 Grand Son Nikhil Ulhas Nigade and Satajit Ulhas Nigade.

13. As per mutation entry no 20777 shows that Uasha Puroshatam nigade, Uarmila Dhanjay Parkale, Uajwala Gajanan Nikam, Neeta Ulhas Nigade , Nikhil Ulhas Nigade and Satajit Ulhas Nigade sold land to Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad and Vishal Sudam Awhale by registered sale deed document no 8955/HVL7/2024 dated 30/04/2024 and Name of Yashodha Associates and Company Through its Partner Tushar Vilas Satav, Rajendra Narayan Kand, Saurabh Lakshman Ghenad and Vishal Sudam Awhale was mutated on the 7/12 extract vide mutation no. 20777.

14. I Have taken the search accordingly in the sub registrar office Index No. II. There is no any charge, mortgage, lease, lean, requisition, acquisition over the property Gat no. 921 & 922.

**Sr.No.**

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 5336,6307, 6272, 6058, 7393, 7200, 1, 516, 603, 3640, 5307, 7259, 12572, 16996,17175, 19866, 20008,20780,21426, 20779, 20780,20777,20787, 21135,21782
- 3) Search report for 30 years from 2001 taken from Sub-Registrar office.
- 4) Any other relevant title.
- 5) Litigations if any- Nil

Date:09/04/2025



**Mandar M. Pawar**  
Mr. Mandar M. Pawar  
**Advocate**

Advocate