



CHALLAN
MTR Form Number-6



GRN	MH010373050202425U	BARCODE					Date	24/10/2024-20:37:27	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV VILAS T JADHAV					
Location	PUNE			Flat/Block No.						
Year	2024-2025 One Time			Premises/Building						
Account Head Details			Amount In Rs.	Road/Street						
0030072201	SEARCH FEE		750.00	Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	SURVEY NO 39 HISSA NO 10 MOHAMMADWADI TAL HAVELI DIST PUNE SEARCH FOR 30 YEARS FROM 1995 TO 2024					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572024102435281	CPAEJUCWC5			
Cheque/DD No.				Bank Date	RBI Date	24/10/2024-20:24:39	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. : 9763332575

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

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

VILAS T.JADHAV
B.A.LLB
ADVOCATE

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KP/Mohammadwadi/39-10

FORMAT - A
(Circular No.28/2021)

To,
MahaRera,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the land or ground bearing Survey No.39, Hissa No.10, an area admeasuring 00 Hectare, 37 Ares + Pot - kharaba 00 Hectare, 01 Ares i.e. total area admeasuring 00 Hectare, 38 Ares, lying, being and situated at Village Mohammadwadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli, Pune (hereinafter referred to as "The Said Property");

I have investigated the title of the said Land Property, on the request of M/S. **KANIFNATH PROPERTIES**, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, through its Partner MR. PRADIP PARMESHWAR PATHARE and detail description of the said Property, list of perused documents and title flow more particularly mentioned in my Search and Title Report dated 28/10/2024.

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land or ground bearing Survey No.39, Hissa No.10, an area admeasuring 00 Hectare, 37 Ares + Pot-kharaba 00 Hectare, 01 Ares i.e. total area admeasuring 00 Hectare, 38 Ares, assessed at Rs. 00 = 81 Paise, lying, being and situated at Village Mohammadwadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli, Pune and bounded as follows :



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On or towards East : Odha/Nala
On or towards West : Road,
On or towards South : Survey No.39, Hissa No.9,
On or towards North : Road,

Along with all rights of easement and appurtenances thereto along with right of way for ingress and egress; (hereinafter referred to as **"The Said Property"**);

2. THE DOCUMENTS OF ALLOTMENT :

I perused the photocopies of the following documents, relating to the Property, entrusted to me, for the purpose of this Title Opinion;

- (a) Xerox Copy of 7/12 extract of Survey No.39, Hissa No.10 for the year 1991 to 2021,
- (b) Latest 7/12 extract of Survey No.39, Hissa No.10,
- (c) Xerox Copy of Mutation No. 1676, 1800, 1878, 6617, 8419, 8420, 13410, 13980, 14428, 15084, 16623,
- (d) Xerox copy of Adoption Deed dated 22/06/1995 duly registered in the office of Sub-Registrar Haveli No.3 at Serial No.5021/1995,
- (e) Xerox copy of Partition Deed dated 18/09/2002 duly registered in the office of Sub-Registrar Haveli No.12 at Serial No.4874/2002,
- (f) Xerox copy of Release Deed dated 18/09/2002 duly registered in the office of Sub-Registrar Haveli No.12 at Serial No.4875/2002,
- (g) Xerox copy of Will dated 26/09/2002 duly registered in the office of Sub-Registrar Haveli No.12 at Serial No.5017/2002,
- (h) Xerox copy of Letter of Hadapsar Vi. Ka. Se. Sahakari Society Ltd.,
- (i) Xerox copy of Development Agreement dated 05/04/2024 duly registered in the office of Sub-Registrar Haveli No.23, at Serial No.8216/2024,
- (j) Xerox copy of Power of Attorney, dated 05/04/2024 duly registered in the office of Sub-Registrar Haveli No.23, at Serial No.8217/2024,



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- (k) Xerox copy of Transfer Deed, dated 14/09/2024 duly registered in the office of Sub-Registrar Haveli No.23, at Serial No.21218/2024,
 - (l) Xerox copy of Zone Certificate issued by Pune Municipal Corporation,
 - (m) Xerox copy of Commencement Certificate and Revised Commencement Certificate issued by Pune Municipal Corporation,
 - (n) Xerox copy of N.A. Order dated 23/10/2024 issued by Tehsildar Haveli, Pune,
3. 7/12 extracts dated 15/02/2024 issued by Village Officer (Talahti), Mohammadwadi, Taluka Haveli, District Pune along with mutation entries thereon.

4. **Search Report for 30 years, from the year 1995 to 2024 :-** I have taken Index - II Search of the said Property from the website of IGR Maharashtra for last 30 years, from 1995 to till date on the basis of available record on website of IGR Maharashtra for my perusal. I have not come across any adverse entry or transaction in respect of the said Property.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, I am of the opinion that the title of Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule and Mr. Shrikant Vasant Ghule (the said Owners) have clear, marketable and without any encumbrances.

5. **OWNER OF THE SAID PROPERTY :-**

Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule and Mr. Shrikant Vasant Ghule are owners of the land area admeasuring an area admeasuring 00 Hectare, 37 Ares + Pot-kharaba 00 Hectare, 01 Ares i.e. total area admeasuring 00 Hectare, 38 Ares, of Survey No.39, Hissa No.10, situated at Village Mohammadwadi, Taluka Haveli, District Pune.



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M/s. Kanifnath Properties, through its Partner Mr. Pradip Parmeshwar Pathare, have acquired development rights and have every right to develop the said Property as per sanction layout and building plans of Pune Municipal Corporation.

6. **Qualifying comments/remarks if any. - NA**
7. The report reflecting the flow of the title of the said Land is enclosed herewith as annexure.

Encl : Annexure

Place : Pune

Date : 28th October, 2024


Mr. JADHAV V. T.
Advocate (B.A., LL.B.)

FORMAT - A
(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. **THE FLOW OF THE TITLE** : As per the information and documents provided by my client, **M/S. KANIFNATH PROPERTIES**, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its Office at : Office No.203-204, Second Floor, Undri City Centre, Sr. No.5, Undri, Pune - 411060, through its Partner **MR. PRADIP PARMESHWAR PATHARE**, the Title flow of the land area admeasuring 00 Hectare, 37 Ares + Pot-kharaba 00 Hectare, 01 Ares i.e. total area admeasuring 00 Hectare, 38 Ares, assessed at Rs. 00 = 81 Paisa, bearing Survey No.39, Hissa No.10, lying, being and situated at Village Mohammadwadi, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar Haveli, Pune and bounded as follows :

On or towards East : Odha/Nala
On or towards West : Road,
On or towards South : Survey No.39, Hissa No.9,
On or towards North : Road,

Along with all rights of easement and appurtenances thereto along with right of way for ingress and egress; (hereinafter referred to as "**The Said Property**") is as under ;

- (1) It appears that, Survey No.39, Hissa No.10, situated at Village Mohammadwadi, Taluka Haveli, District Pune was initially owned by Mr. Amruta alias Aabu Shripati Ghule as his ancestral property and his name was mutated in revenue record of the said land;



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- (2) It appears that, the Mutation Entry No. 1676, pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and accordingly, area of the Lands in Village Mohammadwadi converted in to Metric System. Pursuant thereto Survey No. 39 Hissa No.10, area admeasuring 00 Acre 38 Guntha, Assessed at Rs. 00 = 13 Paisa was converted as 00 Hectare 38 Ares, Assessed at Rs. 00 = 81 Paisa;
- (3) It further appears that, Mr. Amruta alias Aabu Shripati Ghule expired on 28/02/1974 and his legal heirs are as follows , - 1) Mr. Mahadu Amruta Ghule (Son), 2) Mr. Bandu Amruta Ghule (Son), 3) Mrs. Nanubai Kashinath Bhondawe (Daughter), 4) Mrs. Shwentabai Tukaram Kondhare (Daughter), 5) Savitrabai Amruta Ghule (Wife). Thereafter, as per application and consent given by Mrs. Nanubai Kashinath Bhondawe (Daughter), Mrs. Shwentabai Tukaram Kondhare (Daughter), and Savitrabai Amruta Ghule (Wife) of deceased Mr. Amruta alias Aabu Shripati Ghule, their names were deleted and the names of two Sons namely 1) Mr. Mahadu Amruta Ghule and 2) Mr. Bandu Amruta Ghule were mutated in to the Owner's Column of 7/12 extract of the said land. The same is reflected vide Mutation No. 1800, dated 11/06/1974;
- (4) It further appears that, Mr. Mahadu Amruta Ghule availed loan of Rs. 5000/- on 05/08/1976 by Ekrar from Hadapsar Vi. Ka. Sahakari Society and thereafter charge of the said Society has been mutated into the Other Rights Column of 7/12 extract of the said land vide Mutation No. 1878;
- (5) It appears that, by Adoption Deed dated 22/06/1995, registered with the office of the Sub-Registrar of Haveli No.3, at Serial No.5021/1995, the said Mr. Mahadu Amruta Ghule and Mrs. Jaibai Mahadu Ghule have adopted a son namely "Vasant" from Mr. Bandu Amruta Ghule and Mrs.Parubai Bandu Ghule;



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- (6) It appears that, by an Order bearing No. Tahaso/Vatap/S.R./26/98 dated 29/10/1998 issued by Tahsildar Haveli, the Joint Family Property of Ghule Family has been partitioned within the members namely - Mr. Sadashiv Bandu Ghule, Mr. Murlidhar Bandu Ghule, Mr. Nivrutti Bandu Ghule, Mr. Mahadu Amruta Ghule and Mr. Bandu Amruta Ghule. As per the Partition, the said property i.e. Survey No.39/10 came to the share of Mr. Mahadu Amruta Ghule. Pursuant thereto his name has been mutated into the 7/12 extract of the said land property. The same is reflected vide Mutation No. 6617 dated 06/02/1999;
- (7) It further appears that, by Partition Deed dated 18/09/2002, registered with the office of the Sub-Registrar of Haveli No.12, at Serial No.4874/2002, the Mr. Mahadu Amruta Ghule, his Wife Mrs. Jaibai Mahadu Ghule, Son - Mr. Vasant Mahadu Ghule, Daughter-in law Mrs. Baby Vasant Ghule, Grand Son - Ku. Shrikant Vasant Ghule (Minor through his guardian Mr. Vasant Mahadu Ghule) and his Daughters namely Mrs. Muktabai Babasaheb Wagaskar, Mrs. Suman Dagadushet Tavare, Mr. Shubadra Baban Kondhare executed Partition Deed in respect of their Joint Family Properties. As per the Partition, the said property i.e. Survey No.39/10 came to the share of Mr. Mahadu Amruta Ghule, Mrs. Jaibai Mahadu Ghule, Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule and Ku. Shrikant Vasant Ghule. Pursuant thereto their names were mutated to the revenue records of the said land. The same is reflected vide Mutation Entry No.8419 dated 20/01/2003;
- (8) It further appears that, by Release Deed dated 18/09/2002, registered with the office of the Sub-Registrar of Haveli No.12, at Serial No.4875/2002, the daughters of Mr. Mahadu Amruta Ghule namely Mrs. Muktabai Babasaheb Wagaskar, Mrs. Suman Dagadushet Tavare, Mr. Shubadra Baban Kondhare and Sister Shevantabai Tukaram Kondhare have released their undivided share in favour of Mr. Mahadu Amruta Ghule and Mr. Vasant Mahadu Ghule in respect of the said property. Pursuant thereto their names were mutated to the revenue



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KP/Mohammadwadi/39-10

records of the said land. The same is reflected vide Mutation Entry No.8420 dated 20/01/2003;

- (9) It further appears that, by Will Deed dated 26/09/2002, registered with the office of the Sub-Registrar of Haveli No.12, at Serial No.5017/2002, that Mr. Mahadu Amruta Ghule, and Mrs. Jaibai Mahadu Ghule executed will and bequeathed their shares in the said property to their son Mt. Vasant Mahadu Ghule;
- (10) It further appears that, Mahadu Amruta Ghule expired on 10/09/2005 and his Wife Jaibai Mahadu Ghule expired on 10/06/2012, leaving behind their legal heirs namely : - their Son - Mr. Vasant Mahadu Ghule, their Daughters namely Mrs. Muktabai Babasaheb Wagaskar, Mrs. Suman Dagadushet Tavare and Mr. Shubadra Baban Kondhare were recorded on the revenue record. Since, the daughters of Late Mahadu Amruta Ghule already released their undivided share in the said property i.e. Survey No.39/10 through Release Deed. Therefore, their names were deleted and only the names of Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule and Mr. Shrikant Vasant Ghule were remained into the revenue record of the said property. The same is reflected vide Mutation Entry No.13410 dated 12/01/2015;
- (11) It further appears that, Mr. Vasant Mahadu Ghule repaid the loan amount with interest of Hadapsar Vi. Ka. Sahakari Society Ltd. As per the letter issued by the Society, the charge of the said Society has been deleted from the other rights column of 7/12 extract of the said property. The same is reflected vide Mutation Entry No.15084 dated 28/02/2020;
- (12) It appears that, pursuant to the Government Resolution No. Ra. Bhu. A. / Pra. Kra. 180/L-1, dated 07.05.2016 and Order passed by Tahsildar, Haveli, District Pune, corrections has been carried out in the computerized 7/12 extracts of the



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Survey No. 39 Hissa No.10. The same is reflected vide Mutation Entry No. 13980, dated 17/04/2017;

- (13) It further appears that, pursuant to the Government Resolution No. Ra. Bhu. A. / Pra. Kra. 180/L-1, dated 07.05.2016 and Order passed by Tahsildar, Haveli, District Pune, corrections has been carried out in the computerized 7/12 extracts of the Survey No. 39 Hissa No.10. The same is reflected vide Mutation Entry No. 14428, dated 01/08/2018;
- (14) By virtue of the aforesaid deeds and documents, Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule and Mr. Shrikant Vasant Ghule are well and sufficiently entitled to the said Property i.e. Survey No.39/10, as owner thereof ;
- (15) It appears that, by a Development Agreement coupled with Power of Attorney both dated 05/04/2024, registered with the office of the Sub-Registrar of Haveli No.23, at Serial No.8216/2024 and 8217/2024 respectively, The said Owners/Vendor Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule, Mr. Shrikant Vasant Ghule, with the consent of the daughters of Mr. Vasant Mahadu Ghule namely Mrs. Rajarshee Tulshiram Charwad, Mrs. Archana Vinod Landage, Mr. Bhagyashree Vasant Ghule as a consenting Party, assigned and transferred the development rights, of an area admeasuring 00 Hectare, 37 Ares + Pot-kharaba 00 Hectare, 01 Ares i.e. total area admeasuring 00 Hectare, 38 Ares, of Survey No.39 Hissa No.10, unto and in favour of M/s. Kanifnath Properties through its Partner Mr. Pradip Parmeshwar Pathare for certain terms and conditions mentioned therein;
- (16) It further appears that, by Transfer Deed dated 14/09/2024, registered with the office of the Sub-Registrar of Haveli No.23, at Serial No.21218/2024, the said Owners Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule, Mr. Shrikant Vasant Ghule through their Power of Attorney and as a Developer - M/s.



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Kanifnath Properties through its Partner Mr. Pradip Parmeshwar Pathare, assigned and transferred, an area 322.55 Sq. Mtrs. reserved for Nala Garden and area 697.93 Sq. Mtrs. reserved for 18 Mtr. wide D.P. Road i.e. total area 1020.48 Sq. Mtrs. out of area 00 Hectare, 37 Ares + Pot-kharaba 00 Hectare, 01 Ares i.e. total area 00 Hectare, 38 Ares i.e. 3800 Sq. Mtrs. of Survey No.39 Hissa No.10, unto and in favour of Pune Municipal Corporation through authorized signatory Deputy Commissioner Mr. Mahesh Bhaskarrav Patil, for certain terms and conditions mentioned therein. Pursuant thereto the name of Pune Municipal Corporation has been mutated to the revenue records of the said land. The same is reflected vide Mutation Entry No.16623 dated 18/09/2024;

- (17) It appears that, as per the Zone Certificate issued by Pune Municipal Corporation, the said Land is in Residential Zone out of which some part has been affected by Nala Garden and 18 Meter Road;
- (18) It further appears that, M/s. Kanifnath Properties through its Partner Mr. Pradip Parmeshwar Pathare, the Developer has obtained sanctions/revise sanctions to the Building Plans as per the Commencement Certificate No. CC/2094/24, dated 21/10/2024 and Revised Commencement Certificate No. CC/2234/24, dated 25/10/2024 from Pune Municipal Corporation to start the construction work on the above said Property;
- (19) It further appears that, Tehsildar Haveli, Pune vide its Order No.NA/SR/456/2024, dated 23/10/2024, permitted Non-Agricultural use of the land of Survey No. 39/10;

2. SEARCH AND MISC.:

- (a) I had carried out, Index II registers online search for the period 30 years from 1995 to 2024, on Govt. website of Department of Registration and Stamps, i.e.



KP/Mohammadwadi/39-10

www.igrmaharashtra.gov.in, available in the office of the Sub-Registrar Haveli, Pune. I have obtained Search Receipt dated : 24/10/2024, at Sub-Registrar Haveli No.1, bearing GRN No. MH010373050202425U, which is attached to the said Report. However, from the available records during the search and except the transaction herein enumerated, no transaction or any entry evidencing any encumbrances of whatsoever nature in and upon the Property is found or traced. The online search on the government website is subject to the up gradation of data of the registered instruments;

- (b) It is clarified that, the latest 7/12 extract, mutation entries and deeds written herein above, are made available at the time of issuance of this title opinion. Therefore, the facts ascertained by me, as referred to above are based on the available deeds and documents only;
- (c) It is clarified that, at the specific instructions of my client M/s. Kanifnath Properties, Adv. Jaydeep Shrikant Gondkar has issued Public Notice in "Prabhat News Paper" dated 15/02/2024 for calling objections and/or claims for the purpose of clearance of title of the said property and has not received any objection to the said Public Notice;
3. **Litigations if any** : I have been informed that, the Property is not subject matter of any Civil Suit or Revenue Proceedings and the owner has not availed any loan, from any Bank / Financial Institutions, in respect of the said Property;
4. All the copies of the documents mentioned hereinabove are inspected and the same returned to my client M/s. Kanifnath Properties through its Partner Mr. Pradip Parmeshwar Pathare, Office at : Office No.203-204, Second Floor, Undri City Centre, Sr. No.5, Undri, Pune - 411060;



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5. OPINION:

In view of what is stated herein above, as per my opinion, the land Owners Mr. Vasant Mahadu Ghule, Mrs. Baby Vasant Ghule and Mr. Shrikant Vasant Ghule, have a clear and marketable title and the Property is free from known encumbrances and reasonable doubts. They have assigned, transferred the development rights through Development Agreement and Power of Attorney of the above said Property to the Developer i.e. M/s. Kanifnath Properties.

Therefore, the Developer i.e. M/s. Kanifnath Properties, through its Partner, Mr. Pradip Parmeshwar Pathare, have acquired development rights and fully entitled to develop the said property as per sanction layout and building plans of Pune Municipal Corporation.

Place : Pune

Date : 28th October, 2024


Mr. JADHAV V. T.
Advocate (B.A., LL.B.)