



CHALLAN  
MTR Form Number-6



GRN	MH002799243202223E	BARCODE			Date	02/06/2022-17:57:00	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)		ABNPM9558M						
Office Name HVL2_HAVELI 2 JOINT SUB REGISTRAR			Full Name		Advocate Sahebali Kachardas Munot						
Location PUNE											
Year 2022-2023 One Time			Flat/Block No.		4/4 Raisoni Park						
Account Head Details			Premises/Bulding								
0030072201 SEARCH FEE			750.00	Road/Street		Market Yard					
				Area/Locality		Pune					
				Town/City/District							
				PIN		4	1	1	0	3	7
				Remarks (If Any)							
				Search Fee for year 1993 to 2022 of S.No.12/1 Dhanori Pune							
				Housiey.com							
				Housiey.com							
				Housiey.com							
				Housiey.com							
				Housiey.com							
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.	00040572022080282083			IK00BSFITY7			
Cheque/DD No.			Bank Date	RBI Date	02/06/2022-17:24:59			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. 9225502280

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
गांदर चलान "टार्हप ऑफ पेमेंट" गांदर कारणासाठीच्या लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेतांनी लागू नाही.

# **Saheblal K. Munot**

B.Sc.LL.B. Advocate  
4/4 Raisoni Park S.No.580/581,  
Plot No.R-9A, Market Yard,  
Pune – 37. Tel. No.020-24268593  
Email id – saheblalmunot06@gmail.com

## **FORMAT – A**

(Circular No-28 /2021)

To  
MahaRERA

### **LEGAL TITLE REPORT**

Sub – Title Clearance Certificate with respect to plot no/S.No.12/1 situated at Dhanori Taluka – Haveli District Pune, within limits of Pune Municipal Corporation (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Leo construction and following document i.e.:–7/12 extract, mutation entries extract, Sale Deed, N.A.order, Commencement Certificate, etc.

1.Description of the property – Land of S.No.12, Hissa No.1, admeasuring total area 40R i.e. 4000 square meters situated at Dhanori, within the limits of Pune Municipal Corporation Pune

2. The documents of allotment of plot- Sale deed of land

3.7/12 extract of land issued by Talathi Dhanori, Taluka Haveli, District Pune dated 18.04.2022 mutation entry no.20900

4. Search Report for 30 years from 1993 till 03.06.2022

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 of Leo construction is clear, marketable and without any encumbrances.

Owners of the land - Leo construction

S.No.12, Hissa No. 1, admeasuring area 40R i.e. 4000 square meters out of total 3Hector 10R (Ares)

4. Qualifying comments/remarks if any ----

3/- The report reflecting the flow of the title of the Leo construction on the said land is enclosed herewith an annexure.



Advocate

**SAHEBLAL K. MUNOT**

B.Sc.,LL.B. Advocate  
4/4 Raisoni Park, S. No.580/581  
Plot No. R-9A, Market Yard,  
Pune - 411037

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### FORMAT – A

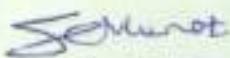
(Circular No-28/2021)

### FLOW OF THE TITLE OF THE SAID LAND

#### Sr.No.

- 1.7/12 extract as on date of application for registration
- 2.Mutation Entry No. 20900
- 3.Search report for 30 years from 1993 to 2022 Taken from Sub-registrar office at Haveli Pune.
- 4.Any other relevant title of land clear, marketable and free from encumbrances, charges and claims.
- 5.Litigations if any - No

Dated 03.06.2022.

  
 Advocate

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### SEARCH REPORT

Sir,

With reference to your request about taking of search of land bearing S.No.12 Hissa No.1 admeasuring total area **40R** i.e. 4000 square meters situated at **Dhanori**, Pune, within the local limits of Pune Municipal Corporation within Registration District Pune, Sub Registrar Haveli No.8, Pune which is bounded as follows:

On or towards East	: By land of Kaluram Tapkir of S.No.12/1
On or towards South	: By land of S.No.12/2
On or towards West	: By remaining land of Leo Construction same S.No.12/1
On or towards North	: By Lohgaon – Dighi Government Road

I have paid Search fee of Rs.750/- by application No.MH002799243202223E on 02.06.2022 at the office of Joint Sub Registrar Haveli No.2, Pune. I took search of documents registered at the office of Sub Registrar Haveli, Pune during last 30 years i.e.1992 to 2022. Most of the Index II registers were worn and torn conditions and some of them are not available and some are available. And documents produced before me, my observation are as follows:-

All that piece and parcel of land bearing S.No.12, Hissa No.1, admeasuring area 03 Hector 10R situated at Dhanori, Pune within the limits of Pune Municipal Corporation was originally belonging to Mr.Kondiba Dhaku Tapkir. After demise of Mr.Kondiba Dhaku Tapkir, the name of legal heirs - 1.Mr.Nivrutti Kondiba Tapkir 2.Mr.Namdev Kondiba Tapkir 3.Mrs.Sakhubai Bhau Valhekar

4.Mr.Laxmibai Nivrutti Pawar 5.Mrs.Chandrabhaga Dattatray Gilbile  
6.Miss Indubai Kondiba Tapkir 7.Miss Gangubai Kondiba Tapkir and  
their names were entered to 7/12 extract by Mutation Entry No.1034  
and name of Nivrutti Kondiba Tapkir entered as HUF all the legal  
heirs of Kondiba Dhaku Tapkir on 7/12 extract of S.No.12/1,  
admeasuring area 03Hector 10R.

Thereafter the younger brother of late Kondiba Dhaku Tapkir  
i.e.Mr.Piraji Dhaku Tapkir filed an application as being brother of  
Mr.Kondhiba Dhaku Tapkir, he is having half share in the property  
bearing No.12/1 admeasuring an area of 03Hector 10 Aar. The said  
application was allowed by the concern revenue officer and name of  
Mr.Piraji Dhaku Tapkir was mutated as owner of the said property  
vide Mutation entry No.1100. Thus Mr.Piraji Dhaku Tapkir got half  
share in the property which was in the name of Late Kondiba Dhaku  
Tapkir and Nivrutti Kondiba Tapkir and others become owner of  
remaining half share of the property bearing S.No.12/1.

After demise of Mr.Nivruti Kondiba Tapkir, the name of legal  
heirs namely 1.Mr.Madhukar Nivrutti Tapkir 2.Mr.Kailas Nivrutti  
Tapkir 3.Mr.Chandrakant Nivrutti Tapkir 4.Mrs.Chinkabai Ashok  
Tingare 5.Mrs.Janki Jyotiram Lohar 6.Mrs.Manda Sopan Khule  
7.Mrs.Vanita Vikas Gavhane & 8.Mrs.Laxmibai Nivrutti Tapkir were  
mutated in owner column vide mutation Entry No.6452.

1.Mr.Madhukar Nivrutti Tapkir 2.Mr.Kailas Nivrutti Tapkir  
3.Mr.Chandrakant Nivrutti Tapkir 4.Mrs.Chinkabai Ashok Tingare  
5.Mrs.Janki Jyotiram Lohar 6.Mrs.Manda Sopan Khule 7.Mrs.Vanita  
Vikas Gavhane & 8.Mrs.Laxmibai Nivrutti Tapkir have sold the said  
land admeasuring area 80R bearing S.No.12/1, situated at Dhanori,  
Pune to 1.Mrs.Asha Bhausaheb Mule 2.Mr.Namdev Kashinath Khose  
3.Mrs.Ratnabai Shivaji Bande & 4.Mr.Vikram Krushna Mulik on

## Saheblal K. Munot

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28.06.1995 which is registered at the office of Sub Registrar Haveli No.8 at Serial No.4360/1995 on same day.

Their Names were entered to 7/12 extract by Mutation Entry No.7576.

Laxmibai Nivrutti Tapkir expired and her names was deleted from 7/12 extract by Mutation Entry No.16268

1.Mrs.Asha Bhausaheb Mule 2.Mr.Namdev Kashinath Khose  
3.Mrs.Ratnabai Shivaji Bande & 4.Mr.Vikram Krushna Mulik have  
executed Development Agreement & Power of Attorney of the said  
land admeasuring area 40R out of total area 80R bearing S.No.12/1,  
situated at Dhanori, Pune in favour of Leo Construction, a registered  
partnership firm through its partner 1.Mr.Harish P. Aurora &  
2.Mr.Nitin R. Pilane with consent of 1.Mr.Bhausaheb Limbraj Mule  
2.Mr.Shivaji Raghu Bande 3.Mrs.Neeta Vikram Mulik  
4.Mr.Madhukar Nivrutti Tapkir 5.Mr.Kailas Nivrutti Tapkir  
6.Mr.Chandrakant Nivrutti Tapkir & 7.Mr.Chandrakant Kashinath  
Janjire on 14.08.2007. The said Development Agreement & Power of  
Attorney are registered at the office of Sub Registrar Haveli No.11 at  
Serial No.6845 & 6846/2007 on same day.

The said owners – Mrs.Asha Bhausaheb Mule 2.Mr.Namdev  
Kashinath Khose 3.Mrs.Ratnabai Shivaji Bande & 4.Mr.Vikram  
Krushna Mulik have received full and final payment of the said land  
as per Development Agreement therefore they decided to execute Sale  
Deed of the said land in favour of Leo Construction to clear the title of  
the said Firm to the said property.

The said owners – Mrs.Asha Bausaheb Mule 2.Mr.Namdev Kashinath Khose 3.Mrs.Ratnabai Shivaji Bande & 4.Mr.Vikram Krushna Mulik through their Power of Attorney holder Mr.Harish P. Aurora and Mr.Nitin R.Pilane – Partners of Leo construction – a registered Partnership Firm have executed Sale Deed of the said land bearing S.No.12, Hissa No.1, admeasuring total area 40R i.e. 4000 square meters out of total area 04 Hector 30R assessing 07Rupees 19 paise situated at **Dhanori**, Pune within the local limits of Pune Municipal Corporation in favour of Leo construction – a registered Partnership Firm through its Partners - Mr.Harish P. Aurora and Mr.Nitin R.Pilane on 13.05.2013 which was registered at the office of Sub Registrar Haveli No.22 at Serial No.1936/2013 on same day.

Name of Leo construction – a registered Partnership Firm through its Partners - Mr.Harish P. Aurora and Mr.Nitin R.Pilane was entered to 7/12 extract by Mutation entry No.20900 on 18.08.2013.

Leo construction through its Partners - Mr.Harish P. Aurora and Mr.Nitin R.Pilane demarcated the said land bearing No.Mo.R.No.7169/2019, the demarcation Plan C Copy is also issued by City Survey Office No.1 Pune on 04.04.2019.

Leo construction through its Partners - Mr.Harish P. Aurora and Mr.Nitin R.Pilane have submitted the building plans to be contructed on the said land to Pune Municipal Corporation. Pune Municipal Corporation has sanctioned the said building plans vide Commencement Certificate No.CC/2828/2019 dated 11.02.2020 revised No.CC/3112/21 dated 31.12.2021.

As per Zone certificate issued by Pune Municipal Coporation, Pune, the said property is in residential Zone.

The Leo construction through its Partners - Mr.Harish P. Aurora and Mr.Nitin R.Pilane have submitted above mentioned land for non agriculture use permission to Sub divisional office Non

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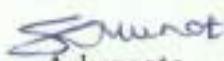
Agriculture section revenue branch at the office of Collector Compound, Pune who has issued N.A.Order permission No.NA.SR/241/2021 on 21.09.2021.

### TITLE CERTIFICATE

This is to certify that on the basis of search of the documents produced before me, available records and information I hereby certify that in my opinion the title of Leo construction through its Partners - Mr.Harish P. Aurora and Mr.Nitin R.Pilane a to above mentioned property S.No.12, Hissa No.1, admeasuring total area 40R i.e. 4000 square meters situated at Dhanori, within the limits of Pune Municipal Corporation within Registration district Pune, Sub Registrar Haveli No.8, Pune is clear, marketable and free from encumbrances, charges and claims.

Pune

Date: 03.06.2022.

  
Advocate

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