



CHALLAN
MTR Form Number-6



GRN	MH005466013202122P	BARCODE			Date	26/08/2021-17:34:37	Form ID					
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID / TAN (If Any)	Search Fee							
Type of Payment	Other Items			PAN No.(If Applicable)								
Office Name	HVL18_HAVELI 18 JOINT SUB REGISTRAR			Full Name	Advocate Deepak P Suhanda							
Location	PUNE											
Year	2021-2022 From 01/01/1992 To 26/08/2021			Flat/Block No.	Survey No. 6 Part							
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street	Village Mamurdi							
				Area/Locality	Tal Haveli Dist Pune							
				Town/City/District								
				PIN		4	1	2	1	0	1	
				Remarks (If Any)								
				Search for 30 Years i.e. 1992 to 2021								
				Amount In	Seven Hundred Fifty Rupees Only							
			750.00	Words								
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	10000502021082603615			6170070782020			
Cheque/DD No.				Bank Date	RBI Date	26/08/2021-17:35:43			Not Verified with RBI			
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY						
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**
संसद चलन "ठापु ऑफ पर्मेट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दल्वासाठी लागू नारी.

Mobile No. : 9665660066



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Print Date 26-08-2021 05:36:51



DEEPAK P. SUHANDA

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FORMAT - A (Circular No :- 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject : Title clearance Certificate with respect to (i) Plot No. 6 & 8 out of Survey No. 6/3/3, (ii) Plot No. 5 & 7 out of Survey No. 6/3/3/1, (iii) Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 out of Survey No. 6/3/3/2, (iv) Plot No. 9, 9A & 12 out of Survey No. 6/3/3/3, (v) Survey No. 6/4, Situated at Village Mamurdi, Taluka - Haveli, District - Pune (hereinafter referred as the said plots)

1. I have investigated the title of the said plots on the request of M/s. Shree Sai Creatives Through its Partner/s Mr. Sukhbir Kapursingh Choudhary, Mr. Sandeep Deendayal Agarwal & Mr. Nirmal Thakurdas Wadhwan and following documents i.e.

A. Description of the Property

All the piece and parcel of the Residential land (i) Survey No. 6/3/3 out which land admeasuring 00 H 04 R, having Plot No. 6 & 8 (Each Plot area admeasuring 00 H 02 R), (ii) Survey No. 6/3/3/1 out which land admeasuring 00 H 06 R, having Plot No. 5 & 7 (Each Plot area admeasuring 00 H 03 R), (iii) Survey No. 6/3/3/2 out which land admeasuring 00 H 18 R, having Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 (Each Plot area admeasuring 00 H 02 R), (iv) Survey No. 6/3/3/3 out which land admeasuring 00 H 04 R, having Plot No. 9 & 9A (Each Plot area admeasuring 00 H 02 R) & land admeasuring 00 H 01.56 R, having Plot No. 12, i.e. total land admeasuring 00 H 05.56 R, (v) Survey No. 6/4 having land admeasuring 00 H 39 R, i.e. total land admeasuring area 00 H 72.56 R, Situated at Village Mamurdi, Taluka - Haveli, District - Pune, Within the limits of Pimpri Chinchwad Municipal Corporation, in Registration Jurisdiction of the Sub-Registrar, Haveli I to XXVI District Pune and bounded as under :





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On or towards East : By S. No. 6/5 and S. No. 6/3 (Part) and Road.

On or towards South : By S. No. 6/3.

On or towards West : By S. No. 8.

On or towards North : By S. No. 6/3 (Part).

B. The Documents of allotment of Plot

That the said owners M/s. Kunal Developers through its Partners Mr. Hemendra Dahyabhai Shah and Mr. Ramesh Girdhardas Shah with consent of M/s. Kunal Sulakshan Associates transferred the said property i.e. Residential land (i) Survey No. 6/3/3 out of which land admeasuring 00 H 04 R, having Plot No. 6 & 8 (Each Plot area admeasuring 00 H 02 R), (ii) Survey No. 6/3/3/1 out of which land admeasuring 00 H 06 R, having Plot No. 5 & 7 (Each Plot area admeasuring 00 H 03 R), (iii) Survey No. 6/3/3/2 out of which land admeasuring 00 H 18 R, having Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 (Each Plot area admeasuring 00 H 02 R), (iv) Survey No. 6/3/3/3 out of which land admeasuring 00 H 04 R, having Plot No. 9 & 9A (Each Plot area admeasuring 00 H 02 R) & land admeasuring 00 H 01.56 R, having Plot No. 12, i.e. total land admeasuring 00 H 05.56 R, (v) Survey No. 6/4 having land admeasuring 00 H 39 R, i.e. total land admeasuring area 00 H 72.56 R, by the Sale Deed & Power of Attorney in favour of M/s. Shree Sai Creatives Through its Partner/s Mr. Sukhbir Kapursingh Choudhary, Mr. Sandeep Deendayal Agarwal & Mr. Nirmal Thakurdas Wadhwani which is registered in the office of Sub-Registrar Haveli No. 26, Pune vide Serial No. 442/2020 & 443/2020, dated 07/01/2020.

C. 7/12 extract issued by Kamgar Talathi Village Mamurdi dated 11/03/2020

Mutation Entry No. 6566 and the name of M/s. Shree Sai Creatives Through its Partner/s Mr. Sukhbir Kapursingh Choudhary, Mr. Sandeep Deendayal Agarwal & Mr. Nirmal Thakurdas Wadhwani is mutated on the 7/12 extract



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D. Search Report for 30 Years from 1992 till 2021.

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 M/s. Shree Sai Creatives is clear, marketable and without any encumbrances.

Owners of the land

A. M/s. Shree Sai Creatives

- (i) Plot No. 6 & 8 out of Survey No. 6/3/3,
- (ii) Plot No. 5 & 7 out of Survey No. 6/3/3/1, (iii) Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 out of Survey No. 6/3/3/2, (iv) Plot No. 9, 9A & 12 out of Survey No. 6/3/3/3,
- (v) Survey No. 6/4 total land admeasuring area 00 H 72.56 R.

3. The report reflecting the flow of the title of the M/s. Shree Sai Creatives on the said land is enclosed herewith as annexure

Encl : Annexure

Date 27/08/2021


(Advocate)





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FORMAT - A
(Circular No :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract as on date of application for registration :-
(i) Plot No. 6 & 8 out of Survey No. 6/3/3, (ii) Plot No. 5 & 7 out of Survey No. 6/3/1, (iii) Plot No. 1, 2, 3, 10, 11, 25, 32, 33 & 36 out of Survey No. 6/3/2, (iv) Plot No. 9, 9A & 12 out of Survey No. 6/3/3, (v) Survey No. 6/4 total land admeasuring area 00 H 72.56 R village Mamurdi, Taluka Haveli, Dist Pune
2. Mutation Entry No. 6566
3. Search report for 30 Years from Haveli No. 18 Taken from Sub-Registrar office at. Pimpri, Pune.
4. Any other relevant title - NO
5. Litigations if any - NO

Date 27/08/2021


(Advocate)

