

# Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411044.  
Email. [sklegalsolution@gmail.com](mailto:sklegalsolution@gmail.com), Ph: 02027653399, Cell No. 9822063789.

## Format-A (Circular No. 28/2021)

To,

MahaRERA.  
.....

### LEGAL TITLE REPORT

**Sub-** Title clearance certificate with respect to project Land admeasuring about **00 Hectors 68 Ares** i.e. **(i)** area admeasuring 00 Hectors 06 Ares out **Land bearing Survey No. 8 Hissa No. 1/1 (ii)** area admeasuring 00 H 62 Ares **out of Land bearing Survey No. 8 Hissa No. 1/1/2** situated at **KIWALE, Taluka HAVELI District PUNE** within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation (herein after referred as said Plot)

I have investigated the tile of said plot on the request of M/s. Alpine Landmark LLP and following documents-

1) Description of property- All that piece and parcel of the project Land admeasuring about **00 Hectors 68 Ares** i.e. **(i)** area admeasuring 00 Hectors 06 Ares out **Land bearing Survey No. 8 Hissa No. 1/1 (ii)** area admeasuring 00 H 62 Ares **out of Land bearing Survey No. 8 Hissa No. 1/1/2** situated at **KIWALE, Taluka HAVELI District PUNE** within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation, same is bounded as-

On or towards the **East** : Property bearing Sr. No. 79.  
On or towards the **South** : Nalla.  
On or towards the **West** : Property Sr. No. 8 & property of Admane.  
On or towards the **North** : Mumbai-Pune Expressway

2) The Sale Deed executed by Naushad Ahmed Shaikh same is registered in the office of Sub- Registrar Haveli No. 18 Serial No. 7075/2021 dt. 07/04/2021 in favour of M/s. Alpine Landmark LLP, by virtue of the same M/s. Alpine Landmark LLP is the owner of the said project Land with all right title and interest to deal with the said property.

3) 7/12 extract Survey No. 8/1/1 and 8/1/1/2 since 1930 to 2022 and relevant Mutation Entries.



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4) Search Report 1993 till 2022.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owners is clear, marketable and without any encumbrances.

Owners of the Land

M/s. Alpine Landmark LLP.

5) The Report reflecting the flow of the Title of the M/s. Alpine Landmark LLP to the said Land is enclosed herewith as annexure.

Pune,

Dt. 15/09/2022.



  
Adv. Shrikant Keshav Kadam.

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Format-A  
(Circular No. 28/2021)  
FLOW OF TITLE TO THE SAID LAND

Sr. No.

1. 7/12 Extract/PR Card as on the date of Application for Registration. - Survey No. 8/1/1 & 8/1/1/2. Owners, M/s. Alpine Landmark LLP,
2. Mutation Entry - As per Search Title Report
3. Search Report for 30 years from taken - 1992 to 2022  
from Sub-Registrar office at Haveli Pune.
4. Any other Relevant Title. - NA
5. Litigation if any. - NO

Pune.

Date; 15/09/2022



*Shrikant*  
Adv. Shrikant Keshav Kadam

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Date- 02/07/2022.

## **SEARCH REPORT AND TITTLE OPINION**

To,

**M/s. Alpine Landmark LLP.**

Address; Gangadham Chowk,

Bibwewadi Pune 411037.

At the instance of **M/s. Alpine Landmark LLP.** Address; Gangadham Chowk Bibwewadi, Pune 411037, I have caused search and investigated the title of the owners in respect of the property mentioned in the schedule herein under in the office of Sub- Registrar Haveli No. 5, 14, 17, 18 & 24 for the year 1993 to 2022 (i.e. 30 years).

On the perusal of the documents supplied to me by the party and the Index II record made available at the time of the search in the office of the Sub-Registrar Haveli No. 5, 14, 17, 18 & 24 for the year 1993 to 2022 (i.e. 30 years) in respect of the property mentioned hereunder. I have made following observation in respect of the said property, my observation and detailed findings are given herein under: -

1. **DESCRIPTION OF THE PROPERTY-**

**SCHEDULE 'A'**

All that piece and parcel of the ground/Plot of Land area admeasuring 00 H 06 Ares out of Land bearing Survey No. 8 Hissa No. 1/1 totally admeasuring about 01 Hectors 86 Ares assessed to 09 R 16 Paise situated at KIWALE, Taluka HAVELI District PUNE within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation,



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### **SCHEDULE 'B'**

All that piece and parcel of the ground/Plot of Land area admeasuring **00 H 62 Ares** out of Land bearing Survey No. 8 Hissa No. 1/1/2 totally admeasuring about **01 Hectors 29 Ares** assessed to **07 R 80 Paise** situated at **KIWALE, Taluka HAVELI District PUNE** within the jurisdiction of Sub-Registrar Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation, Land more specifically mentioned in (A) and (B) herein above totally admeasuring about **00 Hectors 68 Ares**, same is bounded as under-

On or towards the **East** : Property bearing Sr. No. 79.  
On or towards the **South** : Nalla.  
On or towards the **West** : Property Sr. No. 8 & property of Admane.  
On or towards the **North** : Mumbai-Pune Expressway.

#### **2. DOCUMENTS PERUSED AND EXAMINED-**

- i. 7/12 extract of the Survey No. 8, 8/1, 8/1/1, 8/1/1/2 since 1930 to 2022 (Certified Copies)
- ii. Mutation Entry No. 1144 (Certified Copy)
- iii. Mutation Entry No. 1171 (Certified Copy)
- iv. Mutation Entry No. 1613 (Certified Copy)
- v. Mutation Entry No. 1616 (Certified Copy)
- vi. Mutation Entry No. 1904 (Certified Copy)
- vii. Mutation Entry No. 2434 (Certified Copy)
- viii. Mutation Entry No. 4583 (Certified Copy)
- ix. Mutation Entry No. 5649 (Certified Copy)
- x. Mutation Entry No. 12469 (Certified Copy)
- xi. Mutation Entry No. 12808 (Certified Copy)
- xii. Mutation Entry No. 13489 (Certified Copy)
- xiii. Mutation Entry No. 13516 (Certified Copy)
- xiv. Mutation Entry No. 14308 (Certified Copy)
- xv. Mutation Entry No. 14766 (Certified Copy)
- xvi. Sale Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 8388/2017 dt. 04/10/2017. (Xerox Copy)



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- xvii. Supplementary Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 8389/2017 dt. 04/10/2017. (Xerox Copy)
- xviii. Sale Deed registered in the Office of Sub-Registrar Haveli No. 18 at Serial No. 7075/2021 dt. 07/04/2021. (Xerox Copy)
- xix. NA Order bearing No. Jamin/NA/SR/504/2021 dt. 23/11/2022.
- xx. commencement certificate No. BP/Kiwale/68/2021 dt. 01/10/2021.
- xxi. Reconveyance Deed registered in the Office of Sub-Registrar Haveli No. 24 at Serial No. 15397/2021 dt. 20/10/2021. (Xerox Copy)
- xxii. Online search for the year 2001 to 2022.

### **3. HISTORY OF DEVOLUTION OF TITLE & OBSERVATION- Survey No. 8 and 8/1/1-**

It is observed from the record that, the properties mentioned schedule A & B herein above bearing Survey No. 8 Hissa No. 1/1 and 8 Hissa No. 1/1/2 originally part and parcel of Land bearing Survey No. 8 originally owned and possessed by Haridas Gokuldas Gujrathi and others and their names appeared in owners/possessor column on 7/12 extract of the said property.

It is observed from the record that, as per Jungal Vahivat the said Land Survey No. 8 divided into two distinct part an area 01 Acer 10 Guntha in possession of Ramesh Vitthaldas Gujrathi, Dhanraj alias Virendra Haridas Gujrathi and Janmenjay alias Jayantilal Haridas Gujrathi allotted Survey No. 8/1 and their names mutated to the said property Survey No. 8/1 and an area 16 Acres 15 Guntha allotted Survey No. 8/2 having owners Ramesh Vitthaldas Gujrathi, Dhanraj alias Virendra Haridas Gujrathi and Janmenjay alias Jayantilal Haridas Gujrathi and in possession of Tenant Shankar Ganesh Sahasrabuddhe their names mutated to the 7/12 extract of the said property as per Mutation Entry No. 1144.

It is observed from the record that, as per the order bearing No. 32G/Kiwale/8/63 dt. 09/09/1971 passed in the proceedings before Hon'ble Revenue Tribunal under 32 G of Bombay Tenancy and Agriculture Lands Act, the Hon'ble Tribunal decided that 'the Tenant Shankar Ganesh Sahasrabuddhe is purchaser of the said Land bearing Survey No. 8/2 and fixed the purchase price of Rs. 24000/-' accordingly the names of owners i.e. Ramesh Vitthaldas Gujrathi, Dhanraj alias Virendra Haridas Gujrathi and Janmenjay alias Jayantilal Haridas Gujrathi recorded to the other rights



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column with encumbrance of Rs. 24000/- and the said amount to be paid in 8 instalments to the owners as per mutation Entry No. 1171.

It is observed from the record that, as per the order bearing No. 32G/Kiwale/8/63 dt. 09/09/1971 the Tenant Shankar Ganesh Sahasrabuddhe paid the entire purchase price of Rs. 24000/- to the owners and received 32 M certificate accordingly the name of Shankar Ganesh Sahasrabuddhe recoded as owner on the 7/12 extract of Land Survey No. 8/2 with remark as "नियंत्रीत सत्ता प्रकार" and subject to Sect 43 of Bombay Tenancy and Agriculture Lands Act as per Mutation Entry No. 1613.

It is observed from the record that, as per order of Asst. District Inspector Land Records bearing order No. PHSR/84/72 dt. 25/09/1972 and order of Tahsildar Taluka Haveli bearing No. Jama-Vashi/1893/72 dt. 11/10/1972 in respect of Village form No. 12 (Phalani Bara) the Land Survey No. 8/1 area 06 Hectors 77 Ares shown in possession/occupation of Shankar Ganesh Sahasrabuddhe, accordingly the change implemented to the Village revenue records as per mutation Entry No. 1616.

It is observed from the record that, the said Shankar Ganesh Sahasrabuddhe died on 21/08/1977, the said owner has executed a Will dt. 26/03/1974 in his lifetime in respect of his movable and immovable properties, in said Will the property Survey No. 8/1 mentioned as Survey No. 8/2 however as per the Phalani and mutation Entry No. 1616 the said Land Survey No. 8/2 was changed to Survey No. 8/1. Further, the said Shankar Ganesh Sahasrabuddhe by virtue of the said Will has bequeathed an area admeasuring 01 Hectors 29 Ares out of the said Land Survey No. 8/1 bequeathed to Nalini Sharad Admane, Dilip Vijay Sahasrabuddhe, Anagha and Meghana Shashikant Sahasrabuddhe jointly and remaining part of the said Land Survey No. 8/1 bequeathed to Nalini Sharad Admane accordingly the name of Nalini Sharad Admane recorded in owners column and Nalini Sharad Admane, Dilip Vijay Sahasrabuddhe, Anagha and Meghana Shashikant Sahasrabuddhe recorded as joint owners of area admeasuring 01 Hectors 29 Ares in other rights column of the said 7/12 extract vide mutation Entry No. 1904.



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It is observed from the record that, an area admeasuring 01 Hectors 14 Ares acquired for Daund-Pune Road out of the said Survey No. 8/1 accordingly the said acquired Land allotted separate Survey No. 8/1/2 and the name of Daund-Pune Road acquired Superintendent Engineers recorded and the remaining part allotted Survey No. 8/1/1 in the name of Nalini Sharad Admane vide mutation Entry No. 2534.

It is further observed from the record that, the said owner Nalini Sharad Admane has conveyed part of Land out of the said Land Survey No. 8/1/1 to some purchasers by execution of distinct Sale Deed an area 01 Hectors 86 Ares remains in her name. Thereafter an area admeasuring 01 Hectors 80 acquired for Mumbai Road Development and Resolution Drawing Department Mumbai therefore an area admeasuring 00 Hectors 06 Ares reaming in the name of owner Nalini Sharad Admane.

It is observed that, the said owner Nalini Sharad Admane died intestate on 27/08/1991 leaving behind son Yashodhan Sharad Admane, Shilpa @ Shekhar Sharad Admane married daughter Mukta Sunil Chaitanya and husband Sharad Bhalchandra Admane their names recorded to the 7/12 extract of the said Land Survey No. 8/1/1 area 00 Hectors 06 Ares vide mutation entry No. 4583.

It is observed that, as per the order of Upper Tahsildar Pimpri Chinchwad bearing No. Thk/kavi/322/2015 dt. 27/10/2015 the remark as "नियंत्रित सत्ता प्रकार" and subject to Sect 43 of Bombay Tenancy and Agriculture Lands Act is deleted from the 7/12 extract of the said property vide Mutation No. 12808.

### **Survey No. 8/1/1/1 and 8/1/1/2-**

It is further observed form the record that, Shashikant Shankar Sahasrabuddhe applied to the Talathi that, as per the Clause No. 8 of the Will of Shankar Ganesh Sahasrabuddhe, a separate 7/12 extract of an area admeasuring 01 Hectors 29 Ares out of the said Land Survey No. 8/1 prepared same is allotted Survey No. 8/1/1/2 in the name of Nalini Sharad Admane, Dilip Vijay Sahasrabuddhe, Anagha and Meghana Shashikant Sahasrabuddhe jointly vide correction mutation Entry No. 5649.



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It is observed from the record that, Land Survey No. 8/1/1 area 00 Hectors 06 Ares owned by Yashodhan Sharad Admane, Shekhar Sharad Admane, Mukta Sunil Chaitanya and Sharad Bhalchandra Admane and Land bearing Survey No. 8/1/1/2 area admeasuring 01 Hectors 29 Ares owned by Yashodhan Sharad Admane, Shekhar Sharad Admane, Mukta Sunil Chaitanya, Sharad Bhalchandra Admane having 1/3 share, Dilip Vijay Sahasrabuddhe having 1/3 share, Anagha and Meghana Shashikant Sahasrabuddhe having 1/3 share and their names appears as owners on the 7/12 extract of the said property.

It is observed from the record that, Dilip Vijay Sahasrabuddhe has conveyed right, title and interest of his 1/3 share i.e. 00 Hectors 43 Ares Land in favour of Tushar Dilip Balwadkar by way of Sale Deed same is registered in the office of Sub-Registrar Haveli No. 15 at serial No. 6271/2014 dt. 28/08/2014 by virtue of the same name of purchaser Tushar Dilip Balwadkar recorded to the 7/12 extract of the said property vide mutation entry No. 12469.

It is observed from the record that, Sharad Bhalchandra Admane and others have assigned the development rights of 00 Hectors 59 Ares Land out of Survey No. 8/1/1 in favour of M/s. Edifice Properties by way of Development Agreement and Irrevocable Power of Attorney same are registered in the office of Sub-Registrar Haveli No. 19 at serial No. 7216/2006 & 7217/2006 dt. 13/11/2006 respectively.

it is observed from the record that, Sharad Bhalchandra Admane & others and M/s. Edifice Properties have executed a Cancellation Deed in respect of the said Development Agreement and Irrevocable Power of Attorney bearing serial No. 7216/2006 & 7217/2006, the said Cancellation Deed is registered in the office of Sub-Registrar Haveli No. 17, serial No. 8645/ 2017 dt. 11/10/2017.

It is observed from the record that, Yashodhan Sharad Admane, & others with consent of Uday Uttamrao Nimbalkar conveyed right, title and interest of property admeasuring 00 Hectors 06 Ares out of Survey No. 8/1/1 and 01 Hectors 00 Ares out of Survey No. 8/1/1/2 totally admeasuring about 01 Hectors 06 Ares Land in favour of Naushad Ahmed Shaikh by way of Sale



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Deed same is registered in the office of Sub-Registrar Haveli No. 17 at serial No. 8388/2017 dt. 04/10/2017 by virtue of the same Naushad Ahmed Shaikh becomes the owner of the said property with marketable right title and interest in the said property his name also recorded to the 7/12 extract of the said property vide mutation entry No. 13489.

It is observed from the record that, Yashodhan Sharad Admane, Tushar Dilip Balwadkar, Anagha Pramod Phalatne with consent of Uday Uttamrao Nimbalkar executed a Supplementary Agreement in favour of Naushad Ahmed Shaikh same is registered in the office of Sub-Registrar Haveli No. 17 at serial No. 8389/2017 dt. 04/10/2017.

It is observed from the record that, the said owner Naushad Ahmed Shaikh, Prop. Of Creative Academy have obtained loan of Rs. 10,50,00,000/- from Abhudaya Co-Op. Bank Ltd., by creating charge on the said property 00 Hectors 06 Ares out of Survey No. 8/1/1 and 01 Hectors 00 Ares out of Survey No. 8/1/1/2 totally admeasuring about 01 Hectors 06 Ares and other properties by execution of Mortgage Deed same is registered in the office of Sub-Registrar Haveli No. 10 at serial No. 17350/2018 dt, 31/08/2018, the said charge recorded on the 7/12 extract of the said property vide mutation entry No. 13516.

It is observed from the record that, Naushad Ahmed Shaikh conveyed right, title and interest of property admeasuring 00 Hectors 06 Ares out of Survey No. 8/1/1 and 01 Hectors 00 Ares out of Survey No. 8/1/1/2 totally admeasuring about 01 Hectors 06 Ares Land with prior consent of Abhudaya Co-Op. Bank Ltd. in favour of M/s. Alpine Landmark LLP through Partners Rajesh Kanakraj Patni and Sunil Phulchand Poddar by way of Sale Deed same is registered in the office of Sub-Registrar Haveli No. 18 at serial No. 7075/2021 dt. 07/04/2021 by virtue of the same M/s. Alpine Landmark LLP becomes the owner of the said property with marketable right title and interest in the said property their name also recorded to the 7/12 extract of the said property vide mutation entry No. 14308.

It is observed from the record that, Naushad Ahmed Shaikh have repaid the Loan amount accordingly Abhudaya Co-Op. Bank Ltd. has executed



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Reconveyance Deed in respect of the said property in favour of Naushad Ahmed Shaikh same is registered in the office of Sub-Registrar Haveli no. 24 at serial No. 15397/2021 dt. 20/10/2021, by virtue of the said Reconveyance Deed charge of the Bank is deleted vide mutation Entry No. 14766. By virtue of the recitals mentioned herein above the owners M/s. Alpine Landmark LLP are owners of the said property mentioned in schedule A & B herein above with marketable right, title and interest to deal with.

It is observed from the record that, the owners with intentions to develop the said property, have got sanctioned the building plan, specifications, elevations, sections from Pimpri Chinchwad Municipal Corporation on said Land called as "project Land" mentioned hereinabove by commencement certificate No. BP/Kiwale/68/2021 dt. 01/10/2021.

It is observed from the record that, the said owners have obtained Non-Agriculture use permission of the said project Land from Tahsildar, Pimpri Chinchwad Haveli as per order No. Jamin/NA/SR/504/2021 dt. 23/11/2022.

It is observed from the record that, by virtue of the permissions and sanctions obtained by owners/promoters, have got authority to commence and complete the construction on the said project Land by constructing thereon multistoried building/s consisting residential and commercial units as well as the said owner/promoters have got right to sale the said units to the prospective purchaser for the consideration they think fit and proper by executing Agreements.

It is observed from the record that, the said owners/promoters, M/s. Alpine Landmark LLP, have commenced construction of the building scheme namely "Alpine Astonia".

#### **4. WHETHER ANY OTHER CHARGES OR ENCUMBRANCES:**

That in order to find out any other charges or encumbrances if any on the said property mention herein before necessary search was caused in the office of Sub- Registrar Haveli No. 5, 14, 17, 18 and 24 for the period of last 30 years by paying the requisite fees, while going through the record made



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available at the time of search and documents supplied by the party I did not come across any entry adverse to the entries mentioned herein before.

### **5. LEGAL OPINION:**

*As per the search caused and documents supplied to me, I opine that, M/s. Alpine Landmark LLP are owners of the said property mentioned in schedule A & B herein above with clean, clear and marketable right, title and interest to deal with any manner. Also, the owners/promoters have obtained necessary sanctions and permission to commence and complete the construction thereon multistoried building/s consisting residential and commercial units as well as sell the said units to the prospective purchaser for the consideration they think's fit and proper by executing Agreements.*

**Pune,**

**Date: 02/07/2022.**



*[Signature]*  
**Adv. Shrikant Keshav Kadam.**

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CHALLAN  
MTR Form Number-6



GRN	MH004447216202223E	BARCODE			Date	02/07/2022-16:41:42	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee	TAX ID / TAN (If Any)						
	Other Items	PAN No.(If Applicable)						
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	ADV SHRIKANT KESHAV KADAM			
Location	PUNE			Flat/Block No.	SR NO 8/1/1 AREA 06 ARES 8/1/1/2 AREA 62			
Year	2022-2023 One Time			Premises/Building	ARES			
Account Head Details	Amount In Rs.							
0030072201 SEARCH FEE	750.00		Road/Street	TOTAL AREA 66 ARES KIWALE				
			Area/Locality	HAVELI PUNE				
			Town/City/District					
			PIN	4 1 2 1 0 1				
			Remarks (If Any)	SEARCH REPORT FOR THE YEAR 1993 TO 2022/30 YEARS				
			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.	00040572022070224412	IK0BTLVBS8				
Cheque/DD No.	Bank Date	RBI Date	02/07/2022-16:24:43	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. : 9822063789

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