



CHALLAN
MTR Form Number-6



GRN MH005187046202223E		BARCODE		Date 19/07/2022-13:46:32		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 HVL21_HAVELI 21 JOINT SUB REGISTRAR				Full Name		Adv Chandrakant Nanekar	
Location PUNE				Flat/Block No.		Baner	
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Baner		
					Area/Locality		
					Pune		
					Town/City/District		
					PIN		
					4 1 1 0 4 5		
					Remarks (If Any)		
					S.No.128 Part Rahatani Pune 30Years 1992 To 2022.		
					Amount In		
					Seven Hundred Fifty Rupees Only		
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022071924777		IK0BUEWBT2	
Cheque/DD No.				Bank Date		RBI Date	
				19/07/2022-01:47:37		20/07/2022	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		201 , 20/07/2022	

Department ID :

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

Mobile No. : 9823011123

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

Signature valid

Challan Defaced Details

Digitally signed by IRS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.07.16
19:42:17 IST
Reason: GFAS Secure
Document
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-0002647575202223	21/07/2022-16:13:45	IGR022	750.00
Total Defacement Amount				750.00



Circular No. 28/2021

To,
Maha RERA

LEGAL TITLE REPORT

Subject : Title Clearance Certificate with respect to all that undivided piece and parcel of the land having area admeasuring 00 Hectare, 18.37 Ares, from and out of the land bearing Survey No. 128/3, totally admeasuring 00 Hectare, 21 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 01.36, lying, being and situate at revenue Village – Rahatani, Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune). Hereinafter for sake of brevity and convenience referred to as the 'said land'.

1) I have investigated the title of the said land on the request of Mr. Roshan Kishanchand Ramnani, Partner of M/s. Legacy Life Spaces LLP, by referring the following documents i.e.:-

a) DESCRIPTION OF THE LAND:

All that undivided piece and parcel of the land having area admeasuring 00 Hectare, 18.37 Ares, from and out of the land bearing Survey No. 128/3, totally admeasuring 00 Hectare, 21 Ares (including barren land



00 Hectare, 02 Ares), assessed at Rs. 01.36, lying, being and situate at revenue Village – Rahatani, Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which land is bounded as follows:-

On or towards the East : By property of M/s. Namrata Developers,
 On or towards the South : By property of Mr. Kokane,
 On or towards the West : By Survey No. 128 part,
 On or towards the North : By 12 meter wide Road,

b) The documents of allotment of plot/land:-

1. Copies of 7/12 extracts and Mutation Entries thereon.
2. Copy of Deed of Release dated 09/05/2022, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 8382/2022.
3. Copy of Deed of Release dated 13/05/2022, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 8709/2022.
4. Copy of Deed of Sale dated 27/08/2022, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 01/09/2022, at Sr. No. 15962/2022.
5. Copy of Power of Attorney dated 27/08/2022, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 01/09/2022, at Sr. No. 15963/2022.





c) The 7/12 extracts issued by Talathi/from Online Portal on 13/10/2022 and the Mutation Entries bearing Nos. 648, 1008, 33518, 33723, 33730 and 33747 thereon.

d) Search Report for 30 years from 1992 till 2022.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani with respect to the said land is clear, marketable and without any encumbrances.

a) Owner of the land is:

M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani is the owner of the said land.

b) Qualifying comments/remarks if any -NA-.

3) The report reflecting the flow of the title of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani on the said land is enclosed herewith as annexure.

Pune,

Dated : 13/10/2022,



Chandrakant Nanekar,
Advocate.

Encl.: Annexure.

FLOW OF TITLE OF THE SAID LAND:-

1. On perusal of revenue records it appears that the land bearing Survey No. 128/3, totally admeasuring 00 Acer, 21 Gunthe (hereinafter referred to as the 'larger land') was previously standing in the name of Smt. Laxmi Laxman Nakhate as owner thereof.
2. The Government of Bombay has notified the standerd area of field in Pune District. The said land has been found less than the standerd area / field notified by the said Government and therefore the remark of 'fragment' has been recorded in the column of other rights of the said land vide Mutation Entry No. 648.
3. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the properties coming under village Rahatni have been converted into metric system. Pursuant to the same effect has been given to the record of rights of the said land vide Mutation Entry No. 1008.
4. The said Smt. Laxmi Laxman Nakhate expired on 15/11/1959 leaving behind her (a) late Rajaram Laxman Nakhate expired on 06/11/1989, through his legal heirs, Mrs. Kantabai Baban Dalvi, Mrs. Radhabai Krushna Bhunde, Mr. Nitin Baban Nakhate, Mr. Satish Baban Nakhate, Mr. Rahul Baban Nakhate, Vijaya Chandrakant Shedge, Mangal Dilip Vahile, Asha Suresh Murkute, Hirabai Baban Nakhate, Mr. Shivaji Nivrutti Khandave, Mr. Sharad Nivrutti Khandave,





Nandatai Dnyaneshwar Choudhari, Alka Devidas Moze, Mangal Ramdas Moze and (b) late Baburao Laxman Nakhate, through his legal heirs, Smt. Bhagubai Baburao Nakhate, Mr. Somnath Bhausaheb Nakhate, Mr. Anil Bhausaheb Nakhate, Sunita Bhausaheb Nakhate, Usha Suresh Kamathe, Anita Manohar Shedge, Vaishali Santosh Pawar, Smt. Kusum Bhausaheb Nakhate and Sunita Tukaram Pawar as her legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the said land vide Mutation Entry No. 33518.

5. To match the handwritten and computerized 7/12 extracts under the scheme of e-mutation, the Government of Maharashtra on 07/05/2016 issued Circular and directed the Tahasildar, Pune to correct the wrong entries taken into computerized 7/12 extracts. The Tahasildar, Pune accordingly corrected the mistakes and updated 7/12 extract of the said land. The Circle Officer, Pune has certified the Mutation Entry bearing No. 33723 to the effect.
6. By virtue of Deed of Release dated 09/05/2022, the said Vijaya Chandrakant Shedge, Mangal Dilip Vahile, Asha Suresh Murkute, Hirabai Baban Nakhate, Smt. Kusum Bhausaheb Nakhate, Ms. Sunita Bhausaheb Nakhate (after marriage : Mrs. Sunita Tukaram Pawar), Usha Suresh Kamthe, Anita Manohar Shedge and Vishali Santosh Pawar relinquished all their rights, title and/or interest in the said land in favour of Mr. Nitin Babanrao Nakhate and Mr. Somnath Bhausaheb Nakhate. The said Deed of Release has been registered at the office of



Sub Registrar, Haveli No. 15 (Pune) at Sr. No. 8382/2022. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 33730.

7. By virtue of Deed of Release dated 13/05/2022, the said Kantabai Baban Dalvi and Radhabai Krushna Bhunde relinquished all their rights, title and/or interest in the said land in favour of Mr. Nitin Babanrao Nakhate. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 15 (Pune) at Sr. No. 8709/2022. Effect of the same has been given to the 7/12 extract of the said land vide Mutation Entry No. 33747.
8. By virtue of Deed of Sale dated 27/08/2022, the said Mr. Nitin Babanrao Nakhate, Mr. Satish Baban Nakhate, Mr. Rahul Baban Nakhate, Mr. Somnath Bhausahab Nakhate and Mr. Anil Bhausahab Nakhate sold out the said land unto and in favor of M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 01/09/2022, at Sr.No. 15962/2022.

Simultaneously, with the execution of the above mentioned Deed of Sale the said owners have also executed Power of Attorney unto and in favor of the said Purchaser to do all the acts, deeds, matters and things mentioned therein. The said Power of Attorney has been registered at the office of Sub Registrar, Haveli No. 25 on 01/09/2022, at Sr. No. 15962/2022.





Sr.No.

- 1) 7/12 Extract dated 13/10/2022.
- 2) Mutation Entries bearing Nos. 648, 1008, 33518, 33723, 33730 and 33747 thereon.
- 3) Search Report for 30 years from 1992 to 2022 taken by obtaining Challans bearing GRN Nos. MH005187046202223E dated 19/07/2022 from the office of Sub Registrar, Haveli No. 21 (Pune).
- 4) Any other relevant title -NA-.
- 5) Litigations, if any -NA-.

Pune,

Dated : 13/10/2022,



Chandrakant Nanekar,
Advocate.