

FORMAT - A  
(Circular No. 28/2021)

To  
Maha RERA

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to plot land bearing S.No. 128 Hissa No.5/1 (pt.) admeasuring H.0.58 Ares carved out of total land adm. 1 Hector 32 Ares of village Dhairy, Tal. Haveli Dist.Pune (hereinafter referred as the said plot" ").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) **M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, owner & SAI AND SHANTI SHOBHA VENTURES (Developer)** following documents i.e' :-

- 1) Description of the property :- land bearing S.No. 128 Hissa No.5/1 (pt.) admeasuring H.0.58 Ares carved out of total land adm. 1 Hector 32 Ares of village Dhairy, Tal. Haveli Dist.Pune.
- 2) The documents of allotment of plot :- Joint Development Agreement.
- 3) 7/12 extract or property card issued by Talathi Haveli mutation entry no. 17139
- 4) Search report for 30 years from 1990 till 27/09/2023

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 (following owner/promoter/ developer/company) **M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,(Owner)** in regards land above is clear, marketable and without any encumbrances, **executed Joint Development Agreement & entrusted development rights of this captioned land of Dhairy in favour of M/S. SARTHAK AND SHANTISHOBHA VENTURES** and is in possession of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** there after being the reconstitution in the said partnership firm, the Deed of Modification of partnership firm being executed on 30/03/23 by which Mr. Pratik Rajendra Pathare entered into said partnership firm and being incoming partner there to and Mr. Vikram Vitthal Chavan being retired thereto having Retiring Partner there to by having modification & change in partnership firm name as **SAI AND SHANTI SHOBHA VENTURES** on which land the ownership scheme called "**RAMANA MYRA**" is under progress and except and subject to the agreements in regards the units mentioned thereof agreed to be sold to **R.S. CONSTRUCTION & MR. NITIN ASHOK SANKPAL, & VISHAL S. KONDHAKALKAR, & YASH AVINAH CHARVAD, & MR. AKSHAY DILIP SHELKE, & NITA ANANT DANGAT,** to be allotted by Developer/Promoter **SAI AND SHANTI SHOBHA VENTURES** as mentioned (If any encumbrances please mention in separate sheet)

9

**Owners of the Land:-**

- 1) CTS/C.S. No.: land bearing S.No. 128 Hissa No. 5/1(pt.) admeasuring H. 0.58 Ares carved out of total land adm. 1 Hector 32 Ares of village Dhyari, Tal Haveli Dist. Pune Which is owned and occupied by land owner M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, PUNE & to be developed by SAI AND SHANTISHOBHA VENTURE subject to terms and conditions set out in the Development Agreement dated 13/07/2020 Vide Development Agreement & Power of Attorney dated 13/07/2020 registered with SubRegistrar Haveli No.16 at Serial No. 6079/2020 and Serial No. 6080/2020 respectively.

- 2) Qualifying comments/remarks if any NA

The report reflecting the flow of the title of the (owner/promoter/developer/company) **M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED and Developer SAI AND SHANTISHOBHA**

**VENTURE** on the said land is enclosed herewith as annexure.

- 3) I further state in my opinion that, **M/s SAI AND SHANTISHOBHA VENTURE (Previously Known by the name of - SARTHAK AND SHANTISHOBHA VENTURES)** has a right to develop that said property subject to terms and conditions set out in the Agreement dated 13/07/2020 Vide Development Agreement & Power of Attorney dated 13/07/2020 registered with Sub-Registrar Haveli No.16 at Serial No. 6079/2020 and Serial No. 6080/2020 respectively.

Encl. Annexure.



Advocate.  
(Stamp)

**AVINASH KOTHARI**  
Advocate & Notary  
Sancheti Chambers,  
307, Narayan Peth, Laxmi Road,  
Pune - 411 030.

Date: 27/09/2023

**ANNEXURE – A  
CERTIFICATE**

I have investigated the title of property described in SCHEDULE I of Agreement i.e. **land bearing S.No. 128 Hissa No.5/1 (pt.) admeasuring H.0.58 Ares carved out of total land adm. 1 Hector 32 Ares of village Dhairy, Tal. Haveli Dist.Pune which is owned by M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,PUNE.** I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Developer granted by Pune Municipal Corporation Pune.

On perusal of relevant documents and information, I am of the opinion that the Property **land bearing S.No. 128 Hissa No.5/1 (pt.) admeasuring H.0.58 Ares carved out of total land adm. 1 Hector 32 Ares of village Dhairy, Tal. Haveli Dist.Pune which is owned by M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,PUNE** which said land mentioned in FIRST SCHEDULE is free and marketable.

The Owner/Promoter **executed Joint Development Agreement &** entrusted development rights of this captioned land of Dhairy in favour of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** which is now **SAI AND SHANTI SHOBHA VENTURES** and is in possession of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** there after being the reconstitution in the said partnership firm, the Deed of Modification of partnership firm being executed on 30/03/23 by which Mr. Pratik Rajendra Pathare entered into said partnership firm and being incoming partner there to and Mr. Vikram Vitthal Chavan being retired thereto having Retiring Partner there to by having modification & change in partnership firm name as **SAI AND SHANTI SHOBHA VENTURES** on which land the ownership scheme called

*(Signature)*

OFFICE: SANCHETI CHAMBERS, 307 NARAYAN PETH, LAXMI ROAD  
PUNE-411 030. TEL.: 020-24457266, 24455819 FAX: 020-24495585. CELL: 98220 25120

RESI.: 4, SUPARSHVANATH 'C' SOC., BIBWEWADI, PUNE - 411037  
TEL.: 020-24216543, 24213733. CELL: 98220 25120 E-MAIL: avinash.kothari58@gmail.com



**"RAMANA MYRA"** and therefore, **SAI AND SHANTI SHOBHA VENTURES** is authorized, empowered, entitled to develop the said Property by constructing buildings thereon, comprising of independent residential blocks, commonly referred to as the "ownership scheme", named **"RAMANA MYRA"** thereon and except and subject to the agreements in regards the units mentioned thereof agreed to be sold to **R.S. CONSTRUCTION & MR. NITIN ASHOK SANKPAL, & VISHAL S. KONDHAKALKAR, & YASH AVINAH CHARVAD, & MR. AKSHAY DILIP SHELKE, & NITA ANANT DANGAT,** to be allotted by Developer/Promoter **SAI AND SHANTI SHOBHA VENTURES** as mentioned **SAI AND SHANTI SHOBHA VENTURES** is empowered to sell and/or otherwise dispose the remaining construction units to any intending purchaser/s.

Pune  
Date : 27/09/23



Avinash Kothari

Advocate

**AVINASH KOTHARI**  
**Advocate & Notary**  
Sancheti Chambers,  
307, Narayan Peth, Laxmi Road,  
Pune - 411 030.

SEARCH AND TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Ref:- The land bearing Survey No. 128, Hissa No. 5/1, (pt.) admeasuring 58 Ares, carved out of total land adm. 1 Hectar 32 Ares, situate at Dhairy, Taluka Haveli, District Pune.

This is in reference to the land bearing Survey No. 128, Hissa No. 5/1, (pt.) admeasuring 58 Ares, carved out of total land adm. 1 Hectar 32 Ares, situate at Dhairy, Taluka Haveli, District Pune which is the subject matter of this report.

At the instance of SAI AND SHANTI SHOBHA VENTURES i.e. previously known as M/S. SARTHAK AND SHANTISHOBHA VENTURES, PUNE we have investigated the revenue record & the documents made available to us in reference to the captioned property.

It is to be noted that, our observations are limited only to the extent of the documents, papers, and informations made to available to us and we are not responsible for and information, declaration or undertakings that may be content in such document and paper as may not have been provided to us for the purpose of issuing this report or such informations particulars or details as may not have been disclosed to us.

We have searched the available Index-II Records for captioned property through Advocate Sunil Talware who caused search of the available Index-II Records from **January 1990** till upto **04/08/2020** on-line by paying the necessary Search Fees vide MTR FORM NO. 6 bearing GRN MH002967929202021E HAVELI II PUNE dtd. 04/08/2020 BANK CIN NO. 02300042020080450268/006747078 and on-line by paying the necessary Search Fees vide MTR FORM NO. 6 bearing GRN NO. MH006926612202324E HAVELI I dtd. 21/08/2023 at the office of the Sub-Registrar Haveli for the period from 05/08/2020 till 21/08/2023 CIN NO. 02300042023082118474/012223931.

The captioned land admeasuring H. 0.58 Ares is the part of larger land of S. No.128 hissa no. 5 of Dhayri which was owned and possessed by Mr. Shankar Vithoba Pokale.

As per the application made by Mr. Shankar Vithoba Pokale and as per the order of Tahasildar Haveli bearing no. THO/watap/18/84 dated 21/03/84 , the land bearing S. No. 128 Hissa no. 5/1 of Dhayri admeasuring hector 1.32 ares was given to and in the share of Mr. Gulab Shankar Pokale and as per mutation entry number 4620 the name of Mr. Gulab Shankar Pokale was recorded to the 7/12 extract being owner occupier and possessor of land bearing S. No. 128 Hissa no. 5/1 of Dhayri Taluka Haveli District Pune admeasuring H. 1.32 ares including pot kharaba admeasuring H. 0.08 ares there of.

Mr. Gulab Shankar Pokale sold out area admeasuring H. 0.40 Ares out of S. No.128 Hissa no. 5/1 of Dhayri , Taluka Haveli District Pune to Mr. Nitin Padmakar Sontakke by executing the sale deed dated 04/09/1997 which is duly registered in the office of the Sub Registrar Haveli 9 at Sr. No. 9315/97 and accordingly the mutation entry no. 8479 was made but the same was cancelled by the revenue authorities and again the mutation entry no. 9071 was made, by which the name of Mr. Nitin Padmakar Sontakke was recorded as the owner occupier and possessor of the area admeasuring H. 0.40 Ares out of survey S. No. 128 Hissa no. 5/1 of Dhayri , Taluka Haveli District Pune.

Mr. Gulab Shankar Pokale sold out area admeasuring H. 0.18 Ares out of S. No.128 hissa no. 5/1 of Dhayri , Taluka Haveli District Pune to Mrs. Vidya Nitin Sontakke by executing the sale deed. Dated 08/04/1999 which is duly registered in the office of the Sub Registrar Haveli 9 at Sr. No. 2866/99 and accordingly the mutation entry no. 9017 was made, by which the name of Mrs. Vidya Nitin Sontakke was recorded as the owner occupier and possessor of the



area admeasuring H. 0.18 Ares out of survey S. No. 128  
Hissa no. 5/1 of Dhayri , Taluka Haveli District Pune.

On 24/04/2008 Mr. Gulab Shankar Pokale entered into Agreement for right of way with purchaser namely Bluebird (India) ltd. Pune, granting the purchaser and its nominees the right of way over the said property by means of access road having a width of 20 feet and length of 120 feet. The said agreement for right of way is duly registered in the office of the Sub Registrar Haveli 20 at Sr. No. 3951/2008.

It is observed that various agreements and documents were executed separately by Mr. Nitin Padmakar Sontakke for himself and being the proprietor of Apurva printing and binding, as well as by Mrs. Vidya Nitin Sontakke being for herself and being the proprietor of Anil printers and binding in favour of Blue Bird(India) Ltd. In respect to the said land but however these agreements and documents were subsequently cancelled by two separate deeds of cancellation both dated 30/04/2008 by virtue of which the ownership and possessory rights of the said land reverted back to Mr. Nitin Padmakar Sontakke and Mrs. Vidya Nitin Sontakke respectively.

Mr. Nitin Padmakar Sontakke and Mrs. Vidya Nitin Sontakke created a mortgage by way of deposit of title deeds of the said land in favour of The Federal Bank Ltd. for the loan borrowed by them including Bluebird (India)Ltd. from the said bank vide letter 30/09/2009.

As the default had been made with respect to the re payment of the loan availed by Bluebird (India) Ltd. as the principal borrower and Mr. Nitin Padmakar Sontakke and Mrs. Vidya Nitin Sontakke as the co-obligants. The letter dated 01/08/2011 was addressed by The Federal Bank Ltd. to the said borrowers stating that the mandatory notice under section 13(2) of the Securitization and Reconstructions of Financial Assets and Enforcement of security interest Act 2002 was been given to the borrowers to clear the outstanding loan amount there on along with the interest and failing which The Federal Bank will be constrained to take

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possession of the said land and deal with it in the manner as The Federal Bank may deem fit.

The Federal Bank Ltd. assigned and transferred all its right and interest in the loans disbursed under the financing documents availed of by Bluebird (India) Ltd. as the principal borrower and Mr. Nitin Padmakar Sontakke and Mrs. Vidya Nitin Sontakke as the co-obligants together with all right title and interest of The Federal Bank Ltd. in the financing document and any underlying security, interest, pledge and/ or guarantee in respect of such loans, including the right title and interest in the said land in favour of Asset Reconstruction Company (India) Ltd. (ARCIL) on the terms and condition mentioned in the assignment agreement dated 30/03/2013 executed by The Federal Bank Ltd. in favour of Asset Reconstruction Company (India) Ltd. (ARCIL) which is duly registered in the office of the Sub Registrar haveli 3 at St. No. 6731/2013.

Mrs. Vidya Nitin Sontakke died intestate at Mumbai on 19th February, 2017 leaving behind her husband, Nitin Padmakar Sontakke and her sons namely Ajinkya Nitin Sontakke and Apoorv Nitin Sontakke as her only heirs and legal representatives as per the law of succession by which she was governed at the time of her death.

On and after the death of Mrs. Vidya Nitin Sontakke, Nitin Padmakar Sontakke, Ajinkya Nitin Sontakke and Apoorv Nitin Sontakke jointly became entitled to their respective share, right, title and interest in the second land.

By a Sale certificate issued by the Authorized Officer of the Asset Reconstruction Company (India) Limited (ARCIL) the Authorized Officer, acting in his capacity as Trustee of ARCIL under the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 and in exercise of the powers conferred under sub-section 12 of section 13 read with Rule 8 and Rule 9 of the Security Interest

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(Enforcement) Rules 2002, granted, conveyed, sold and transferred the said land on "as is where is and as is what is basis, which was secured in favour of the secured creditors by Blue Bird (India) Limited to Poddar Housing and Development Limited for the consideration and on the terms and conditions mentioned.

By Conveyance by way of sale certificate dtd. 22nd February 2019 made and entered into between ARCIL, therein referred to as the Reconstruction Company of the First Part, Poddar Housing and Development Limited, therein referred to as the Purchaser of the Second part and Nitin Padmakar Sontakke, therein referred to as the Confirming Party of the Third Part and registered with the office of the Sub-Registrar of Assurances at Haveli under sr. No. HVL-3-2995 of 2019 the Authorised Officer of ARCIL by virtue of the powers conferred under section 13 read with Rule 12 of the Security Interest (Enforcement) Rules 2002 and with the consent and confirmation of Nitin Padmakar Sontakke, granted, conveyed, sold and transferred the said land in favour of Poddar Housing and Development Limited for the consideration and on the terms and conditions mentioned in the aforesaid Sale Certificate.

By a Deed of Relinquishment dtd. 27th March, 2019 made and entered into between Ajinkya Nitin Sontakke and Apporva Nitin Sontakke, therein referred to as the Releasor No. 1 and REleasor No. 2 respectively of the One part and Nitin Padmakar Sontakke therein referred to as the Release of the other part and registered with the office of the Sub-Registrar of Assurances at Haveli under sr. No. HVL-21-5817 of 2019 Ajinkya Nitin Sontakke and Apporva Nitin Sontakke released and relinquished all their respective share, right, title and interest in the second land in favour of Nitin Padmakar Sontakke, without any monetary consideration.

In furtherance of the abovementioned documents the name of **M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED**, has been recorded to the 7/12 extract by Mutation Entry No. 17139 being the owner, occupier and

possessors of area admeasuring H.0.58 Ares out of land bearing Survey No. 128, Hissa No. 5/1(pt.) of Dhairy, Taluka Haveli, District Pune by deleting the names of previous owners Nitin Padmakar Sontakke & Vidya Nitin Sontakke.

M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, created a mortgage in regards the captioned land of Yes Bank by executing Mortgaged deed dtd.26/07/2019 with the office of the Sub-Registrar of Assurances at Haveli X at Sr.No. 17868/2019 on the same day and being the charge created by Yes Bank vide charged ID bearing no. 100285290 on 06/09/2019, the no dues certificate has been issued by Yes Bank M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, on 30/07/2020 and the Release Deed has been executed by Yes Bank in the said regards on 11/08/2020 which is duly registered in the office of the Sub-Registrar of Assurances Haveli I at Sr.No. 3487/2020.

M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, executed the joint development agreement in regards to the captioned land on 13/07/2020 in favour M/S. SARTHAK AND SHANTISHOBHA VENTURES Pune on the terms and conditioned mentioned therein the said agreement registered with the office of the Sub-Registrar of Assurances at Haveli XVI at Sr.No 16-6079/2020 on 13/07/2020 and M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, has executed power of attorney in favour M/S. SARTHAK AND SHANTISHOBHA VENTURES, Pune registered in the office of the Sub-Registrar of Assurances at Haveli XVI 16 at Sr.No 6080/2020 on the same day.

Thereafter MR. GULABRAO SHANKAR POKALE, Pune has executed INDENTURE OF AGREEMENT FOR USE OF ROAD (Road Handover Agreement) in favour M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, & M/S. SARTHAK AND SHANTISHOBHA VENTURES, which is registered in the office of the Sub-Registrar of Assurances at Haveli XX at Sr.No 13223/2020 dated 05/11/2020. 9

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED, & M/S. SARTHAK AND SHANTISHOBHA VENTURES**, have submitted layout of building permission in regards the said land, which was permitted by Pune Municipal Corporation by approving the plans thereto vide Commencement certificate bearing No. CC-2867/21 dtd. 24/12/2021.

Thereafter the non agricultural use for the said land being recorded by the Revenue Authorities vide order bearing No. NA/SR/32-2023 dt. 09/05/2022.

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED**, executed the Supplementary agreement in regards to the by returning of the security deposit amount to **M/S. SARTHAK AND SHANTISHOBHA VENTURES** by releasing the construction area to be provided by **M/S. SARTHAK AND SHANTISHOBHA VENTURES** to **M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED** in terms of Joint Venture on 07/02/2023 in favour **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune on the terms and conditions mentioned therein and the said agreement registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No 2392/2023 on 07/02/2023.

Some of the construction were given to them and the rest of construction were document as follows which name as SARTHAK PRARAMBHA WING A

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED**, executed the agreement with consent of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune in regards to the by 29 residential units mentioned in Agreement on 20/02/23 in favour **R.S. CONSTRUCTION through its Partner Rohan L Pokale** which is duly registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No. 2402/23 on 20/02/23.

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED**, executed the agreement with consent of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune in regards to the by 4 residential units mentioned in Agreement on 20/02/23 in favour **MR. NITIN ASHOK SANKPAL** which is duly

registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No 2404/23 on 20/02/23.

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,** executed the agreement with consent of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune in regards to the by 2 residential units mentioned in Agreement on 20/02/23 in favour **VISHAL S. KONDHAKALKAR** which is duly registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No 2405/23 on 20/02/23.

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,** executed the agreement with consent of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune in regards to the by 3 residential units mentioned in Agreement on 20/02/23 in favour **YASH AVINAH CHARVAD** which is duly registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No 2408/23 on 20/02/23.

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,** executed the agreement with consent of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune in regards to the by 3 residential units mentioned in Agreement on 20/02/23 in favour **MR. AKSHAY DILIP SHELKE** which is duly registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No 2410/23 on 20/02/23.

**M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED,** executed the agreement with consent of **M/S. SARTHAK AND SHANTISHOBHA VENTURES** Pune in regards to the by 14 residential units mentioned in Agreement on 20/02/23 in favour **NITA ANANT DANGAT** which is duly registered with the office of the Sub-Registrar of Assurances at Haveli 9 at Sr.No 2435/23 on 20/02/23.

There after being the reconstitution in the said partnership firm, the Deed of Modification of partnership firm being executed on 30/03/23 by which Mr. Pratik Rajendra Pathare entered into said partnership firm being incoming partner there to and Mr. Vikram Vitthal Chavan being retired thereto having Retiring Partner therefrom by having executed modification & change in partnership firm name as **SAI AND SHANTI SHOBHA VENTURES.**



**SEARCH AND TITLE CERTIFICATE**

This certificate is given on the basis of available revenue & index II records at the office of the Sub-Registrar Haveli- I,II,III & IV, to XX & on-line search carried out by Adv. Sunil Talware for the period from **January 1990 till upto 21/08/2023** and as per his report made available, he found that some index records were torned and some were unbound and some were mutilated and he has not found any entry showing the encumbrance or creating any charge on the said property from the available Index record.

Therefore, from the actual search and investigations carried out from the revenue records & documents made available to me, I am of the opinion that, **M/s. PODDAR HOUSING AND DEVELOPMENT LIMITED**, is having sufficient, clear, marketable title to the land bearing **Survey No. 128, Hissa No. 5/1, (pt.)** admeasuring **58 Ares**, carved out of total land adm. **1 Hector 32 Ares**, situate at **Dhairy, Taluka Haveli, District Pune** free from all encumbrances and **SAI AND SHANTI SHOBHA VENTURES** through its Partners **MR. AVINASH DILIP CHARVAD & MR. RUSHIKESH SURESH JADHAV, & MR. PRATIK RAJENDRA PATHARE** is perfectly entitled to develop, construct the ownership scheme on the captioned property and to sale the units constructed thereon to the prospective purchasers and to receive the consideration thereof subject to the agreements in regards the units mentioned thereof agreed to be sold to **R.S. CONSTRUCTION & MR. NITIN ASHOK SANKPAL, & VISHAL S. KONDHAKALKAR, & YASH AVINAH CHARVAD, & MR. AKSHAY DILIP SHELKE, & NITA ANANT DANGAT**, as mentioned hereinabove.

PUNE  
DATE 27/09/2023



A D V O C A T E

**AVINASH KOTHARI**

**Advocate & Notary**

**Sancheti Chambers,**

**307, Narayan Peth, Laxmi Road,**

**Pune - 411 030.**





**CHALLAN**  
**MTR Form Number-6**



|                                                     |  |                                                                                                  |                      |                                  |                                                           |                            |  |
|-----------------------------------------------------|--|--------------------------------------------------------------------------------------------------|----------------------|----------------------------------|-----------------------------------------------------------|----------------------------|--|
| <b>GRN</b> MH006926612202324E                       |  | <b>BARCODE</b>  |                      | <b>Date</b> 21/08/2023-16:33:02  |                                                           | <b>Form ID</b>             |  |
| <b>Department</b> Inspector General Of Registration |  |                                                                                                  |                      | <b>Payer Details</b>             |                                                           |                            |  |
| <b>Type of Payment</b> Search Fee                   |  |                                                                                                  |                      | <b>TAX ID / TAN (If Any)</b>     |                                                           |                            |  |
| <b>Other Items</b>                                  |  |                                                                                                  |                      | <b>PAN No.(If Applicable)</b>    |                                                           |                            |  |
| <b>Office Name</b> HVL1_HAVELI NO1 SUB REGISTRAR    |  |                                                                                                  |                      | <b>Full Name</b>                 |                                                           | ADV SUNIL TALWARE          |  |
| <b>Location</b> PUNE                                |  |                                                                                                  |                      | <b>Flat/Block No.</b>            |                                                           |                            |  |
| <b>Year</b> 2023-2024 One Time                      |  |                                                                                                  |                      | <b>Premises/Building</b>         |                                                           |                            |  |
| <b>Account Head Details</b>                         |  |                                                                                                  | <b>Amount In Rs.</b> |                                  | <b>Road/Street</b>                                        |                            |  |
| 0030072201 SEARCH FEE                               |  |                                                                                                  | 300.00               |                                  | NARAYAN PETH                                              |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Area/Locality</b>                                      |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | PUNE                                                      |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Town/City/District</b>                                 |                            |  |
|                                                     |  |                                                                                                  |                      |                                  |                                                           |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>PIN</b>                                                |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | 4 1 1 0 3 0                                               |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Remarks (if Any)</b>                                   |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | DHAYARI S NO 128/5/1 PART SEARCH FOR 4 YEARS FROM 2020 TO |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | 2023                                                      |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Amount In</b>                                          |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | Three Hundred Rupees Only                                 |                            |  |
|                                                     |  |                                                                                                  |                      |                                  | <b>Words</b>                                              |                            |  |
| <b>Total</b>                                        |  |                                                                                                  | 300.00               |                                  |                                                           |                            |  |
| <b>Payment Details</b> BANK OF MAHARASHTRA          |  |                                                                                                  |                      | <b>FOR USE IN RECEIVING BANK</b> |                                                           |                            |  |
| <b>Cheque-DD Details</b>                            |  |                                                                                                  |                      | <b>Bank CIN</b>                  |                                                           | <b>Ref. No.</b>            |  |
|                                                     |  |                                                                                                  |                      | 02300042023082118474             |                                                           | 012223931                  |  |
| <b>Cheque/DD No.</b>                                |  |                                                                                                  |                      | <b>Bank Date</b>                 |                                                           | <b>RBI Date</b>            |  |
|                                                     |  |                                                                                                  |                      | 21/08/2023-16:34:26              |                                                           | Not Verified with RBI      |  |
| <b>Name of Bank</b>                                 |  |                                                                                                  |                      | <b>Bank-Branch</b>               |                                                           | <b>BANK OF MAHARASHTRA</b> |  |
| <b>Name of Branch</b>                               |  |                                                                                                  |                      | <b>Scroll No. , Date</b>         |                                                           | 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**  
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.  
 Mobile No. : 9975309995

