



CHALLAN  
MTR Form Number-6



|                                                 |                    |         |           |               |                           |                                                                        |                          |             |                                           |  |  |
|-------------------------------------------------|--------------------|---------|-----------|---------------|---------------------------|------------------------------------------------------------------------|--------------------------|-------------|-------------------------------------------|--|--|
| GRN                                             | MH002435954202425P | BARCODE | [Barcode] |               | Date                      | 23/05/2024-11:08:03                                                    |                          | 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 HVL15_HAVELI 15 JOINT SUB REGISTRAR |                    |         |           |               | Full Name                 |                                                                        | Adv Chandrakant Nanekar  |             |                                           |  |  |
| Location PUNE                                   |                    |         |           |               |                           |                                                                        |                          |             |                                           |  |  |
| Year 2024-2025 One Time                         |                    |         |           |               | Flat/Block No.            |                                                                        | Baner                    |             |                                           |  |  |
| Account Head Details                            |                    |         |           | Amount In Rs. |                           | Premises/Building                                                      |                          |             |                                           |  |  |
| 0030072201 SEARCH FEE                           |                    |         |           | 750.00        |                           | Road/Street                                                            |                          | Baner       |                                           |  |  |
|                                                 |                    |         |           |               |                           | Area/Locality                                                          |                          | Pune        |                                           |  |  |
|                                                 |                    |         |           |               |                           | Town/City/District                                                     |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           | PIN                                                                    |                          | 4 1 1 0 4 5 |                                           |  |  |
|                                                 |                    |         |           |               |                           | Remarks (If Any)                                                       |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           | Sr No 55 part Underl Taluka Haveli Dist Pune 30 Years i e 1994 to 2024 |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           |                                                                        |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           |                                                                        |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           |                                                                        |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           |                                                                        |                          |             |                                           |  |  |
|                                                 |                    |         |           |               |                           | Amount In Seven Hundred Fifty Rupees Only                              |                          |             |                                           |  |  |
| Total                                           |                    |         |           | 750.00        |                           | Words                                                                  |                          |             |                                           |  |  |
| Payment Details SBIEPAY PAYMENT GATEWAY         |                    |         |           |               | FOR USE IN RECEIVING BANK |                                                                        |                          |             |                                           |  |  |
| Cheque-DD Details                               |                    |         |           |               | Bank CIN                  |                                                                        | Ref. No.                 |             | 10000502024052300546 0461656371735        |  |  |
| Cheque/DD No.                                   |                    |         |           |               | Bank Date                 |                                                                        | RBI Date                 |             | 23/05/2024-11:09:07 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  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9762855592



To,  
Maha RERA

"LEGAL TITLE REPORT/FORMAT A"

Subject: Title Clearance Certificate with respect to the land or ground admeasuring 3129.97 sq.mtrs., being a part or portion carved out of larger land admeasuring 13356 sq.mtrs., from and out of the land bearing Survey No. 55, Hissa No. 3B/1, totally admeasuring 01 Hectare, 41 Ares (00 Hectare, 01 Ares as barren land), assessed at Rs. 03.35, situate, lying and being at revenue Village Undri, Taluka Havel, District Pune (hereinafter referred as the 'said land').

1) I have investigated title of the said land on the request of Mr. Kishore Ishwarlal Punjabi, Partner of M/s. Guddwill RVN Spaces LLP, by referring the following documents i.e.:-

a) Description of the Land:

All that piece and parcel of land or ground admeasuring 3129.97 sq.mtrs., being a part or portion carved out of larger land admeasuring 13356 sq.mtrs., from and out of the land bearing Survey No. 55, Hissa No. 3B/1, totally admeasuring 01 Hectare, 41 Ares (00 Hectare, 01 Ares as barren land), assessed at Rs. 03.35, situate, lying and being at revenue Village Undri, Taluka Havel, District Pune, which portion of land is bounded as follows:-



On or towards the East : Amit Astoria and Aero Nest Projects,  
 On or towards the North : Sai Niwas Co-operative Housing Society Ltd,  
 On or towards the West : Land of Kad family,  
 On or towards the South : 24 meter wide DP Road,

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

- i) Copies of 7/12 extracts and relevant Mutation Entries thereon.
- ii) Copy of Development Agreement dated 22/09/2004, which is registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 4079/2004.
- iii) Copy of Power of Attorney dated 22/09/2004, which is registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 4080/2004.
- iv) Copy of Single Joint Venture for Development of Immovable Property dated 30/01/2008, which is registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 01/02/2008, at Sr. No. 1211/2008.
- v) Copy of Power of Attorney dated 30/01/2008, which is registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 01/02/2008, at Sr. No. 1212/2008.
- vi) Copy of Order dated 30/09/2010 passed by Hon'ble High Court of Judicature at Bombay in Company Scheme Petition No. 295 of 2010.
- vii) Copy of Deed of Gift dated 29/09/2011, which is registered at the office of Sub Registrar, Haveli No. 2 (Pune), at Sr. No. 9254/2011.





- viii) Copy of Agreement for Sale dated 19/03/2014, which is registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 1810/2014.
- ix) Copies of Non Agriculture Permissions bearing Nos. PNH/NA/SR/130/2007, PNH/NA/SR/689/2007 and PNH/NA/SR/862/12, dated 28/03/2007, 20/11/2008 and 11/09/2013 respectively issued by Collector of Pune, Revenue branch.
- x) Copy of Commencement Certificate bearing No. PHA/Mau.Undri/S.No.55/3B/1/C.No.907 dated 06/08/2015 issued by the Pune Metropolitan Region Development Authority, Pune.
- xi) Copy of Special Civil Suit bearing No. 1123/2008 filed by Mr. Ganesh Sopan Ghule and others against Mrs. Mala Mohan Bajaj and others in Hon'ble Civil Judge, Senior Division, Pune.
- xii) Copy of Deed of Confirmation dated 21/02/2015, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 1511/2015.
- xiii) Copy of Deed of Sale dated 21/02/2015, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 1518/2015.
- xiv) Copy of Deed of Sale dated 21/02/2015, which is registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr. No. 1522/2015.
- xv) Copy of Deed of Cancellation dated 19/03/2018, which is registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 3045/2018.
- xvi) Copy of Supplementary Articles of Agreement dated 15/02/2021.
- xvii) Copy of Paper Notice dated 08/02/2024 published by me in daily Prabhat Newspaper.



- c) The 7/12 extract issued by Talathi/obtained from online Portal on 31/05/2024 and the relevant Mutation Entries bearing Nos. 652, 756, 1669, 1047, 1350, 1351, 1455, 1558, 1845, 2055, 3251, 3112, 3212, 3792, 5238, 8520, 8753, 9583, 10171, 10551, 10552, 10817 and 12012 thereon.
- d) Search Report for 30 years from 1994 till 2024.
- 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. Mala Estate and Investment, represented through its Sole Proprietress, Mrs. Mala Bajaj is clear, marketable and without any encumbrances.
- a) Owner of the land is:  
M/s. Mala Estate and Investment, represented through its Sole Proprietress, Mrs. Mala Bajaj
- b) Developer of the land is:  
M/s. Sai Developments (previously known as : M/s. Konark and Sai Development)
- c) Qualifying comments/remarks if any -NA-.





3) The report reflecting the flow of the title of M/s. Mala Estate and Investment, represented through its Sole Proprietress, Mrs. Mala Bajaj on the said land is enclosed herewith as annexure.

Pune,

Dated : 31/05/2024,



  
Chandrakant Nanekar,  
Advocate.

Encl.: Annexure.

FLOW OF TITLE OF THE SAID LAND:-

- a. On perusal of revenue record it reveals that, the land bearing Survey No. 88/3, totally admeasuring 10 Acre, 27 Gunthe (hereinafter referred to as the 'larger land') was previously standing in the name of Mr. Bala Genuji Ghule as owner thereof.
- b. The said Mr. Bala Genu Ghule died leaving behind him a son Mr. Eknath Bala Ghule as his sole legal heir. Accordingly the name of said legal heir has been recorded to the record of rights of the larger land vide Mutation Entry No. 652.
- c. On perusal of Mutation Entry No. 756 it reveals that the name of Mr. Shripati Gajaba Kad was recorded as Simple Tenant in the column of other rights of the larger land. However, vide Order bearing No. 32G/Undri/101 dated 18/03/1972 passed by Additional Tahasildar, Haveli, Pune, the name of simple tenant Mr. Shripati Gajaba Kad has been removed from the column of other rights of the larger land. Effect of the same has been given to the 7/12 extract of the larger land vide Mutation Entry No. 1669.
- d. On perusal of Mutation Entry No. 1047 it reveals that the name of Mr. Babu Bala Kanade was recorded as Simple Tenant in the column of other rights of the larger land.





- e. Vide Deed of Mortgage with Possession dated 19/05/1960, the said Mr. Eknath Balaji Ghule mortgaged the larger land in favor of Pune District Co-operative Bank Land Mortgage Ltd., for the period of 10 years. Effect of the same has been given to the 7/12 extract of the larger land vide Mutation Entry No. 1350. The said Mr. Eknath Balaji Ghule repaid the entire amount of loan along with the interest thereon to the said Pune District Co-operative Bank Land Mortgage Ltd., and therefore the encumbrance of said Bank has been removed from the column of ownership of the larger land vide Mutation Entry No. 2055.
- f. The said Pune District Co-operative Bank Land Mortgage Ltd., given the larger land on lease unto and in favor of Mr. Eknath Balaji Ghule for the period of 10 years. Effect of the same has been given to the 7/12 extract of the larger land vide Mutation Entry No. 1351.
- g. On perusal of Mutation Entry No. 1455 it reveals that, the 3<sup>rd</sup> Agriculture Land Tribunal, Haveli, Pune decided the value of 01 Acre out of the larger land and vide Order in Case No. 30/60 dated 01/03/1961 directed the tenant Mr. Babu Bala Kanade to pay the same to the land owner Mr. Eknath Balaji Ghule. Accordingly the larger land has been divided into 2 separate parts, i.e. Survey No. 88/3A and 88/3B. The name of said Tenant has been recorded to the column of ownership of the land bearing Survey No. 88/3A, having total area admeasuring 01 Acre and the name of said Land Owner has been recorded to the column of ownership of the land bearing Survey No. 88/3B, having total area admeasuring 09 Acre, 27 Gunthe as owner thereof.



- h. In accordance with the provisions of Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the land properties coming under Village Undri have been converted into metric system. Effect of the same has been given to the 7/12 extract of the larger land vide Mutation Entry No. 1558.
- i. On perusal of Mutation Entry No. 1845 it reveals that, vide Order bearing No. Bunding-VASHI-184/75 passed by Tahasildar, Haveli the encumbrance of Bunding has been recorded in the column of other rights of the aforesaid land. The said owner repaid the entire amount of Bunding to the Pune District Land Development Bank and therefore the encumbrance of said Bunding has been removed from the column of other rights of the aforesaid land vide Mutation Entry No. 3251.
- j. The partition with respect to the aforesaid land has been taken place amongst Mr. Eknath Balaji Ghule and his family members. As per the said partition, the land bearing Survey No. 88/3B/1, having total area admeasuring 01 Hectare, 40 Ares (hereinafter referred to as the 'entire land') has been allotted / given to the share of Mr. Sopan Eknath Ghule as owner and occupier/possessor thereof. The Tahsildar, Haveli, Pune passed Order bearing No. Partition/53/86, dated 01/06/1986 to that effect. Effect of the same has been given to the record of rights of the entire land vide Mutation Entry No. 3112.





- k. The partition with respect to the entire land has been taken place amongst Mr. Sopan Eknath Ghule and his family members. As per the said partition, the entire land has been allotted / given to the share of Mr. Ganesh Sopan Ghule as owner and occupier/possessor thereof. The Tahsildar, Haveli, Pune passed Order bearing No. Partition/55/87, dated 22/03/1988 to that effect. Effect of the same has been given to the record of rights of the entire land vide Mutation Entry No. 3212.
- l. The Wadi known as Vadachi Wadi has been separated from the village Undri as the said wadi has got separate identity in revenue record and therefore the Number of Survey 88 has been renumbered as 55. Effect of the same has been given to the record of rights of the entire land vide Mutation Entry No. 3792.
- m. Vide Order bearing No. THN/KV/1160/96 dated 01/03/1996 passed by Tahasildar, Haveli, Pune the effect of Well has been shifted from Survey No. 55/3B/1 to Survey No. 55/3B/3. Effect of the same has been given to the 7/12 extract of the entire land vide Mutation Entry No. 5238.
- n. By virtue of Development Agreement dated 22/09/2004, the Mr. Ganesh Sopan Ghule entrusted development rights with respect to the land having area admeasuring 01 Hectare, 25 Ares, from and out of the entire land unto and in favor of M/s. Mala Estate and Investments, through its sole Proprietress, Mrs. Mala Bajaj. The said Development Agreement has been registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr. No. 4079/2004. However, Mutation Entry



bearing No. 8520 to that effect has been rejected by the Circle Officer, Hadapsar for the reason mentioned therein.

Simultaneously with the execution of the above mentioned Development Agreement, the said owner also has executed Power of Attorney unto and in favor of said developer 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. 12 (Pune), at Sr. No. 4080/2004.

- o. By virtue of Single Joint Venture for Development of Immovable Property dated 30/01/2008, the M/s. Mala Estate and Investments, represented through its sole Proprietress, Mrs. Mala Bajaj and M/s. Vidhi Holdings Pvt. Ltd., through its Authorized Signatory/Director, Mr. Mahendra C. Karia decided to develop the land having area admeasuring 01 Hectare, 25 Ares, from and out of the entire land jointly by forming Association of Persons (AOP) known as "Konark and Sai Development". The said Single Joint Venture for Development of Immovable Property has been registered at the office of Sub Registrar, Haveli No. 11 (Pune) on 01/02/2008 at Sr. No. 1211/2008.

Simultaneously with the execution of the above mentioned Joint Venture, the said owner also has executed Power of Attorney unto and in favor of said developer 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. 11 (Pune) on 01/02/2008 at Sr. No. 1212/2008.

- p. The abovementioned Company Vidhi Holdings Pvt. Ltd., has been amalgamated with M/s. Konark Builders and Developers Pvt. Ltd. Hon'ble High Court of Judicature at Bombay passed Order dated 30/09/2010 to that effect in Company Scheme Petition No. 295 of 2010.
- q. Vide Letter bearing No. ULC/KA.3/P-249/86/09 dated 15/01/2009 passed by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune, special scheme u/s. 20 of the Urban Land (Ceiling and Regulation) Act, 1976 has been sanctioned upon the excess land having area admeasuring 9250 sq.mtrs., out of the entire land. Effect of the same has been given to the 7/12 extract of the entire land vide Mutation Entry No. 8753.
- r. by virtue of Deed of Gift dated 29/09/2011, the said Mr. Ganesh Sopanrao Ghule conveyed/transferred/assigned all his rights, title and / or interest in the land having area admeasuring 00 Hectare, 08 Ares, from and out of the entire land unto and in favor of Dr. Dilip Sopanrao Ghule. The said Deed of Gift has been registered at the office of Sub Registrar, Haveli No. 2 (Pune), at Sr.No. 9254/2011. Effect of the same has been given to the record of rights of the entire land vide Mutation Entry No. 9583.



- s. The said Dr. Dilip Sopanrao Ghule died on 12/11/2013 leaving behind him a son namely Mr. Manas Dilip Ghule, a daughter namely Ms. Aishwarya Dilip Ghule and a widow Smt. Smita Dilip Ghule as his legal heirs. Effect of the same has been given to the record of rights of the entire land vide Mutation Entry No. 10171.
- t. The said Developer, M/s. Konark and Sai Development (AOP) has decided to construct multistoried building upon the entire land and therefore obtained following permissions:
  - i. The Collector of Pune, Revenue branch, vide No. PNH/NA/SR/130/2007, PNH/NA/SR/689/2007 and PNH/NA/SR/862/12 dated 28/03/2007, 20/11/2008 and 11/09/2013 granted permission to use the entire land for Non Agriculture purpose as well as permitted the said Developer to construct multistoried building upon the entire land.
  - ii. The Pune Metropolitan Region Development Authority, Pune vide No. PHA/Mau.Undri/S.No.55/3B/1/C.No.907 dated 06/08/2015 issued Commencement Certificate to construct multistoried building upon the entire land.

The said Developer, M/s. Konark and Sai Development (AOP) decided to sell and accordingly executed Agreement for Sale dated 19/03/2014 with respect to the Flat bearing No. 603, in B building to be constructed on the entire land unto and in favor of Mr. Zahoor Ilyas Khan. The said Agreement has been registered at the office of Sub





Registrar, Haveli No. 12 (Pune), at Sr.No. 1810/2014. However, the said Agreement has been cancelled / terminated by the Parties therein by executing separate Deed of Cancellation dated 19/03/2018 by and between them. The said Deed of Cancellation has been registered at the office of Sub Registrar, Haveli No. 12 (Pune), at Sr.No. 3045/2018.

- u. Meanwhile Mr. Ganesh Sopan Ghule and others filed Special Civil Suit bearing No. 1123/2008 against Mrs. Mala Mohan Bajaj and others before Hon'ble Civil Judge, Senior Division, Pune. The said Mr. Ganesh Sopan Ghule and Mrs. Mala Mohan Bajaj settled the said matter amicably and therefore withdrawn the said suit unconditionally. To confirm/ratify the same, the said Mr. Ganesh Sopan Ghule and others have executed Deed of Confirmation dated 21/02/2015 in favor of M/s. Mala Estate and Investment, through its sole Proprietress, Mrs. Mala Bajaj. The said Deed of Confirmation has been registered at the office of Sub Registrar, Haveli No. 23 (Pune) at Sr.No. 1511/2015.
- v. By virtue of Deed of Sale dated 21/02/2015, the said Mr. Ganesh Sopan Ghule and others sold out an area admeasuring 01 Hectare, 25 Ares, from and out of the entire land unto and in favor of M/s. Mala Estate and Investment, through its sole Proprietress, Mrs. Mala Bajaj. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 23 (Pune), at Sr.No. 1518/2015. Effect of the



same has been given to the record of rights of the aforesaid land vide Mutation Entry No. 10551.

- w. By virtue of Deed of Sale dated 21/01/2015, the said Mr. Ganesh Sopan Ghule, Mrs. Nirmala Ganesh Ghule, Mr. Gaurav Ganesh Ghule, Smt. Smita Dilip Ghule, Mr. Manas Dilip Ghule and Ms. Aishwarya Dilip Ghule sold out an area admeasuring 00 Hectare, 16 Ares, from and out of the land bearing Survey No. 55/3B/1 unto and in favor of M/s. Mala Estate and Investment, through its sole Proprietress, Mrs. Mala Bajaj. The said Deed of Sale has been registered at the office of Sub Registrar, Haveli No. 23 (Pune) on 21/02/2015 at Sr.No. 1522/2015. Effect of the same has been given to the record of rights of the aforesaid land vide Mutation Entry No. 10552.
- x. 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, Haveli, Pune to correct the wrong entries taken into computerized 7/12 extracts. The said Tahasildar accordingly corrected the mistakes and updated 7/12 extract of the entire land. The Circle Officer, Hadapsar, Pune certified the Mutation Entry bearing No. 10817 to that effect.
- y. The said M/s. Konark Builders and Developers Pvt. Ltd., has been retired from their AOP known as "Konark and Sai Development" and Major Mohan Bajaj has admitted as Incoming Member in the said AOP. Accordingly Supplementary Articles of Agreement has been





executed by and between them on 15/02/2021. By the said Agreement itself, the said M/s. Mala Estate and Investment, through its sole Proprietress, Mrs. Mala Bajaj and Major Mohan Bajaj have changed the name of said AOP as "Sai Developments" from "M/s. Konark and Sai Development".

- z. Vide Order bearing No. ULC/C-20/KA-3/SR/46/2022 passed by Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune the special scheme u/s. 20 of the Urban Land (Ceiling and Regulation) Act, 1976 has been cancelled by the Government on the condition that the owner shall construct Flats of 80 sq.mtrs., on the entire land. Effect of the same has been given to the column of other rights of the entire land vide Mutation Entry No. 12012.
- aa. I have caused to publish Paper Notice with respect to the said land in daily Prabhat Newspaper on 08/02/2024 to invite objection/s (if any). In this context, I would like to mention here that, during the notice period, I have not received any objection from anybody.

Sr. No.

- 1) Online 7/12 Extract dated 31/05/2024.
- 2) Mutation Entry Nos. 652, 756, 1669, 1047, 1350, 1351, 1455, 1558, 1845, 2055, 3251, 3112, 3212, 3792, 5238, 8520, 8753, 9583, 10171, 10551, 10552, 10817 and 12012.



- 3) Search Report for 30 years from 1994 to 2024 taken by obtaining Challan bearing GRN No. MH002435954202425P dated 23/05/2024 from the office of Sub Registrar, Haveli No. 15 (Pune).
- 4) Any other relevant title -NA-.
- 5) Litigations, if any -NA-.

Pune,

Dated : 31/05/2024,



  
Chandrakant Nanekar,  
Advocate.