



CHALLAN
MTR Form Number-6



GRN	MH001711009202223E	BARCODE			Date	10/05/2022-20:47:53		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Adv D B Shete			
Location PUNE										
Year 2022-2023 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02901792022051050487		510235800	
Cheque/DD No.					Bank Date	RBI Date	10/05/2022-20:49:10		Not Verified with RBI	
Name of Bank					Bank-Branch		UNION BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 175871477

Mobile No. : 9822379968

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 दस्तांसाठी लागू नाही.

MH001711009202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 May 2022	Receipt	Receipt no.: 1112399884
	Name of the Applicant :	Adv D B Shete
	Details of property of which document has to be searched :	Dist :Pune Village :Talegaon Dabhade (shahari) S.No/CTS No/G.No. : 435
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH001711009202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

FORMAT A

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of N. A. land **Owners retainable land No.3** admeasuring **1075.62 Sq. Mtrs. (11578 Sq.Ft.)** out of Survey Nos. **435/2/2-A, 436, 437, 435/3, 435/1(New)** its old Survey Nos. **681/A/2/2-A, 681/B, 681/C, 681/A-3 and 681/A-1**, situated at **Sai Residency**, Talegaon (Dabhade) Station, Tal.- Maval, Dist.- Pune 410 507, Within the limits of Talegaon Dabhade Municipal Council, and the Registration District Pune, Sub Registration District and Taluka Maval

I have investigated the title of the said plot on the request of **M/S.INTELLA HOMES** through its partners **MR. RISHI KAMAL ARORA, MR. NIREN AMRUTLAL SONI, MR. DEEPAK DINDAYAL FOGLA**, and following documents i.e.:-



1) Description of the property-

All that piece and parcel of N. A. land **Owners retainable land No.3** admeasuring **1075.62 Sq. Mtrs. (11578 Sq.Ft.)** out of Survey Nos. **435/2/2-A, 436, 437, 435/3, 435/1(New)** its old Survey Nos. **681/A/2/2-A, 681/B, 681/C, 681/A-3 and 681/A-1**, situated at **Sai Residency**, Talegaon (Dabhade) Station, Tal.- Maval, Dist.- Pune 410 507, Within the limits of Talegaon Dabhade Municipal Council, and the Registration District Pune, Sub Registration District and Taluka Maval and bounded as follows:

On or to the **EAST** : Road

On or to the **SOUTH** : Retainable land which is allotted
to Mr.Lad

On or to the **WEST** : area surrender to govt.

On or to the **NORTH** : Retainable land which is allotted to
Bhegade & Shelar & Mr. Bhalerao

2) The documents of allotment of plot.

- a. Development Agreement executed and registered in the office of Sub-Registrar of Maval Sr. No. **5768/2021 DATED 03.12.2021**

3) 7/12 extract

4) Search report for 30 years from 10.05.1992 till 11.05.2022

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 **1)MRS. BHAVANA MANOJ RATHOD 2)MR. MANOJ MULCHAND RATHOD3)MRS. MOHINI HITESH RATHOD** in respect of plot is clear, marketable and without any encumbrances except agreement to sale executed in favor of prospective purchasers.

Owners of the land

(1) **1)MRS. BHAVANA MANOJ RATHOD 2)MR. MANOJ MULCHAND RATHOD3)MRS. MOHINI HITESH RATHOD**

(2) Qualifying comments/remarks if any.- **M/S.INTELLA HOMES** through its partners **MR. RISHI KAMAL ARORA, MR. NIREN AMRUTLAL SONI, MR. DEEPAK DINDAYAL FOGLA** have development right in respect of Plot & **1)MRS. BHAVANA MANOJ RATHOD 2)MR. MANOJ MULCHAND RATHOD3)MRS. MOHINI HITESH RATHOD** are owner of said Plot.

3/- The report reflecting the flow of the title of the **M/S.INTELLA HOMES** through its partners **MR. RISHI KAMAL ARORA, MR. NIREN AMRUTLAL SONI, MR. DEEPAK DINDAYAL FOGLA** on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date: 21.04.2022

Advocate


DATTATRAY B. SHETE
ADVOCATE
6, Payal Apartment, 94 Tapodham Colony
Talegaon Station, Maval, Pune-410507
Mob. 9822379968



Format A**FLOW OF TITLE**

1. Land bearing Survey No. 681/B and 681/C, of village Talegaon Dabhade, previously belonged to Sardar Veerdhaval Yashwantrao Dabhade and Sardar Vijaysingh Yashwantrao Dabhade. The said Sardar Dabhade effected partition of their property on 15/07/1952 and the said property was given to the share of Sardar Veerdhaval Y. Dabhade. Accordingly, the said partition has been recorded in the Revenue Record vide mutation Entry No. 2349.
2. By Sale Deed dated 22/05/1951 Nagu Rama Bhosale purchased land ad-measuring Acre 1.16 out of Survey No. 681 from Sardar Veerdhaval Y. Dabhade. The said sale deed is registered in the office of Sub-Registrar, Vadgaon, at Serial No. 576. As per mutation entry no. 2299 the said land is divided as follows :-

<u>Survey No.</u>	<u>Area</u>	<u>Owner</u>
681/A/1	1.15	Nagu Rama Bhosale
681/A/3	0.1	Nagu Rama Bhosale
681/A/2/A	15.34	Veerdhaval Y. Dabhade

3. As per the application dated 5/9/1955 filed by Sardar Veerdhaval Y. Dabhade name of Nagu Rama Bhosale has been entered into 7/12 extract of S. No. 681/2 and 681/C as owner thereof vide mutation entry no. 2783.



4. By the Sale Deed dated 20/7/1955, Sardar Veerdhaval Dabhade sold out S. No. 681/2/A/2 to Nagu Rama Bhosale. The said sale deed is registered in the office of Sub-Registrar Vadgaon, at Sr. No. 882. Thus, Shri. Nagu Rama Bhosale has become owner of above lands bearing S. Nos. 681/B, 681/C, 681/A/1, 681/A/3 and 681/2/A/2.
5. By Sale Deed dated 9/1/1961 Shri. Nagu Rama Bhosale sold out portion admeasuring 2 Acres out of S. No. 681/A/2/2-A, to Shobhanagar Co-Operative Housing Society Limited, and vide Mutation Entry No. 5451 the said S. No. 681/A/2/2A has been divided as follows

Survey No.**Area****Owner**

681/A/2/2A 12.31 Nagu Rama Bhosale

681/A/2/2B 2.00 Shobhanagar Co-Op. Hsg. Soc.Ltd.

6. Shri. Nagu Rama Bhosale died on 18/06/1975 leaving behind him the following legal heirs

Sr. No. Name of the Legal Heir Relation with the Deceased

(1)	Smt. Shevantabai Nagu Bhosale	Wife
(2)	Mr. Laxman Nagu Bhosale	Son
(3)	Mr. Ganpat Nagu Bhosale	Son
(4)	Mr. Shripati Nagu Bhosale	Son
(5)	Mr. Jaysingh Nagu Bhosale	Son
(6)	Mr. Ramchandra Nagu Bhosale	Son
(7)	Smt. Rangubai Shamrao Shinde	Daughter



7. Shri. Ramchandra Nagu Bhosale died on 3/3/1981 leaving behind him his son Shrirang and two daughters namely (1) Sou. Champa and (2) Sou. Subhadra and his wife Smt. Changunabai Ramchandra Bhosale.
8. Sou. Rangubai Shamu Shinde died in the year 1986, leaving behind her daughters namely, (1) Ratna Dhondiba Mane, (2) Putalabai Uttam Jadhav, (3) Yamutai Baburao Shinde, (4) Malan Ramchandra Pawar, (5) Shalan Suresh Pisal, (6) Shantabai Raju Kusalkar and (7) Jayashree Shamrao Shinde. As a result of which in Development Agreement which was executed in the year 1993 IN FAVOUR OF M/s. Maval Land Developers has names of the abovementioned legal heirs, whereas the 7/12 extract for the land still mentions the name of Sou. Rangubai Shamu Shinde. This has happened because the same has not been updated in the Government records.
9. Mr. Laxman Nagu Bhosale expired after the Development Agreement which was executed in the year 1993 IN FAVOUR OF M/s. Maval Land Developers but prior to his death, his son Mr. Ramesh Laxman Bhosale had already expired as a result of which Mr. Laxman Nagu Bhosale's daughter-in-law Smt. Jaya Ramesh Bhosale who became the legal heir and got her name updated in the Government records.
10. The said land has been renumbered as follows :-

<u>Old Survey No.</u>	<u>New Survey No.</u>	<u>Area H. R.</u>
1) 681/A/2/2A	435/2/2A	6.16
2) 681/B	436	0.12
3) 681/C	437	0.03

11. Some of owners mentioned hereinabove, agreed to sell the lands to (1) Shri. Krishnarao D. Bhegde, (2) Annasaheb Mahadeo Shelar, (3) Gorakhanath R. Kalokhe, (4) Raju R. Shah and (5) Abhay C. Shah and executed an Agree-



ment in their favour. However, due to dispute the above persons filed a Civil Suit No. 1289/90 in the Civil Court, Senior Division, at Pune, for specific performance of their above said Agreement but the same has been withdrawn thereafter.

12. The said Owners negotiated with the above persons and M/s. Maval Land Developers and as per their settlement M/s. Maval Land Developers agreed to acquire 45428.34 Sq. Mtrs. land out of Survey no. 435/2/2A, 436, 437 and 435.
13. The said owners executed an Agreement dated 22/10/1993 in favour of M/s. Maval Land Developers and the said persons namely Shri. Krishnarao D. Bhagde and others joined in the said Agreement a Consenting Party.
14. The said owners have submitted a Scheme under Sec. 20 of the Urban Land (Ceiling and Regulations) Act, 1976, as per the special exemption granted to Talegaon Dabhade Area and the same is pending. By virtue of the said Agreement dated 22/10/1993, M/s. Maval Land Developers are entitled to developer's retainable land as well as excess land after sanction of the said Scheme.
15. The M/s. Maval Land Developers prepared lay-out of the said entire land and obtained provisional sanction from the Talegaon Dabhade Municipal Corporation vide it's Letter No. 1766 dt. 05.09.95 and also obtained sanction for revised lay-out;
16. M/s. Maval Land Developers sold out some of the plots to various Purchaser/s and also executed Sale-Deed thereof in favour such Purchaser/s; The said Firm M/s. Maval Land Developers has been dissolved w.e.f. 19/08/2000 by executing Deed of Dissolution ;



17. As per the said Deed of Dissolution the **Mr. Sharad J. Gupte** has been allotted area admeasuring **29597 Sq. Ft.** or **2749.63 Sq.Mtrs.** consisting of plots & Retainable land; for that effect **Mr. Bipin V. Bhalerao** (for self and Power of Attorney holder of **Shri. Vasant Laxman Bhosale & other 33**) executed irrevocable General Power of Attorney registered under sr.no. **5046/2000** at the office of sub-registrar Maval on **dt .11/12/2000** and given the Powers to the **Mr. Sharad J. Gupte** for develop the allotted area;
18. M/s. Maval Land Developers with consent of **Mr. Sharad J. Gupte** has sold, convey and transferred Retainable land by executing Sale-Deed registered in the office of sub -registrar Maval on **dt.17/04/2006** under Sr.No.**2421/2006** in favour of **1)MR. SURESHCHANDRA MOHANLAL CHAVDA & 2) MR.SHANTILAL DEVJIBHAI GOHEL** and accordingly names of the Vendors herein have duly recorded all the revenue record such as 7/12 etc.
19. By virtue of Sale Deed the names of **1)MR. SURESHCHANDRA MOHANLALCHAVDA & 2) MR.SHANTILAL DEVJIBHAI GOHEL** muted on 7/12 extract as an owner & kabjedar having its mutation entry No.**17019**.
20. **1)MR. SURESHCHANDRA MOHANLALCHAVDA & 2) MR.SHANTILAL DEVJIBHAI GOHEL** has sold, convey and transferred Retainable land No.3 by executing Sale-Deed registered in the office of sub -registrar Maval on **dt.18/06/2008** under Sr.No.**1692/2008** in favour **SHRI. VINAYAK JAGANNATH LACHAKE & SOU. MADHURI VINAYAK LACHAKE** .
21. By virtue of Sale Deed the names of **SHRI. VINAYAK JAGANNATH LACHAKE & SOU. MADHURI VINAYAK LACHAKE** muted on 7/12 extract as an owner & kabjedar having its mutation entry No.**17957**.



22. **SHRI. VINAYAK JAGANNATH LACHAKE & SOU. MADHURI VINAYAK LACHAKE** has sold, convey and transferred Retainable land No.3 by executing Sale-Deed registered in the office of sub –registrar Maval on dt.**29.10.2021** under Sr.No.**5106/2021** in favour **1)MRS. BHAVANA MANOJ RATHOD 2)MR. MANOJ MULCHAND RATHOD3)MRS. MOHINI HITESH RATHOD.**
23. **On Dated 03.12.2021 1)MRS. BHAVANA MANOJ RATHOD 2)MR. MANOJ MULCHAND RATHOD3)MRS. MOHINI HITESH RATHOD** entered into development agreement with **M/S.INTELLA HOMES** through its partners **MR. RISHI KAMAL ARORA, MR. NIREN AMRUTLAL SONI, MR. DEEPAK DINDAYAL FOGLA** registered at the office of sub Registrar Maval under Sr.No.**5768/2021.**
24. **On Dated 03.12.2021 1)MRS. BHAVANA MANOJ RATHOD 2)MR. MANOJ MULCHAND RATHOD3)MRS. MOHINI HITESH RATHOD** Executed power of attorney in favor of **M/S.INTELLA HOMES** through its partners **MR. RISHI KAMAL ARORA, MR. NIREN AMRUTLAL SONI, MR. DEEPAK DINDAYAL FOGLA** registered at the office of sub Registrar Maval under Sr.No.**5769/2021.**
25. **M/S.INTELLA HOMES** through its partners **MR. RISHI KAMAL ARORA, MR. NIREN AMRUTLAL SONI, MR. DEEPAK DINDAYAL FOGLA** have prepared and submitted building plan to Talegaon Dabhade Nagar Parishad and the same is **sanctioned** by the Talegaon Dabhade Nagar Parishad vide commencement certificate outward no.CBTDM/B/2022/APL/00617 **dated 13.04.2022 .**



7/12 Extract

- 1) 7/12 extract as on date of application for registration.
- 3) Search report for 30 years from **10.05.1992** till **11.05.2022** Taken from Sub-Registrar' office at Maval
- 4) Any other relevant title-
 - b. Development Agreement executed and registered in the office of Sub-Registrar of Maval Sr. No. **5768/2021 on 03.12.2021.**
- 5) Litigations if any.

Date: 11.05.2022


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