



CHALLAN
MTR Form Number-6



GRN	MH011452106201819E	BARCODE			Date	03/02/2019-12:34:23	Form ID
Department			Inspector General Of Registration				
Type of Payment			Payer Details				
Search Fee			TAX ID (If Any)				
Other Items			PAN No.(If Applicable)				
Office Name			Full Name		ADV S G KUBER FOR INTELLA HOMES		
Location			Flat/Block No.		PLOT NO 25 TO 29		
Year			Premises/Building				
2018-2019 From 01/01/1990 To 03/02/2019			Road/Street				
Account Head Details		Amount In Rs.	Area/Locality		VADGAON		
0030072201 SEARCH FEE		750.00	Town/City/District				
			PIN				
			Remarks (If Any)				
			30 YEARS				
Total		750.00	Amount In	Seven Hundred Fifty Rupees Only			
			Words				
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF BARODA							
Cheque/DD Details			Bank CIN	Ref. No.	02003942019020400087 104789926		
Cheque/DD No.			Bank Date	RBI Date	03/02/2019-12:35:48 Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF BARODA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9822315410

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

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

SHRIRAM GOPAL KUBER

[ADVOCATE] BSLLLB

Office: Shop no 18 & 19 Lakshadeep Phase II Near Kaka Halwai Sweet Center, TalegaonDabhade, TalMavalDist Pune.

[m] 9822315410

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SEARCH AND TITLE INVESTIGATION REPORT

Date: 4/2/2019

Sub. : Search and title report in respect of the property offered by M/S. INTELLA HOMES through its partner MR. RISHI ARORA which property situated at village VADGAON MAVAL more particularly described in the schedule of property.....

I have seen all papers submitted to me for giving my necessary search report and the validity of the property. I have seen all the papers in the file, and has also taken search of the property for the last 30 years in the office of S.R. Vadgaon-Maval and as per the available record kept in the said office and issued search report , I have found as Under.

A] THE DOCUMENTS RELIED UPON:

- 1) 7/12 extract of plot no 25 to 29 out of s no 106 hissa no. 1 of village Vadgaon Maval.
- 2) N.A. order vide no PRA/NA/SR/96/IV DATED 8/7/1987 issued by collector of Pune.

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- 3) Original Sale deed dated 7/9/2018 vide no. 5753/2018 dated 7/9/2018
- 4) Original Power of Attorney dated 7/9/2018 vide no. 5754/2018
- 5) True copy of sanctioned building plan
- 6) Commencement certificate issued by Vadgaon Nagar panchayat dated 9/1/2019 vide no. 446/2019.

B] SCHEDULE OF THE PROPERTY:

THE SCHEDULE OF THE PROPERTY

All that piece and parcel of plot nos 25 to 29 out of s no. 106/1 of village Vadgaon Maval within the limits of Vadgaon NagarPanchayat Tal Maval Dist Pune as mentioned herein under

Plot no.	area in sq mtrs	Boundaries of each plot			
		East	South	West	North
25	282.87	Plot no. 16	Road	Colony Road	Plot no. 26
26	282.87	Plot no. 15	Plot no. 25	Colony Road	Plot no. 27
27	282.87	Plot no. 14	Plot no. 26	Colony Road	Plot no. 28
28	282.87	Plot no. 13	Plot no. 27	Colony Road	Plot no. 29
29	282.87	Plot no. 12	Plot no. 28	Colony Road	Open space
Together with proposed construction of building scheme named as VARDHAMAN GOLD as per sanctioned plan sanctioned by Vadgaon Nagarpanchayat dated 9/1/2019					

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 Telangana Pradesh

C] FLOW OF TITLE

Originally land s no 106 total admeasuring area 05H 28R was owned and possessed by . MR. MARUTI LAXMAN GAWARI. His name was mutated in the record of right and said property was in his possession.

It is further revealed from the record that after death of MR. MARUTI LAXMAN GAWARI the name of his grandson namely Mr. Manaji Jakhu Gawari was mutated in the record of right as legal heir by virtue of M E NO. 384.

It is further revealed from the record that said Mr. Manaji Jakhu Gwari expired on 20/9/1995 by leaving behind his legal heirs 1) Rakhamabai Manaji Gawari 2) Chandrabhaga Manaji Gawari [wives] 3) Shantaram Manaji Gawari 4) Kanta Manaji Gawari, 5) Dada Manaji Gawari [3 sons] 6) Janaki Manaji Gawari [daughter] and the names of said legal heirs were mutated in the record of right vide M E 1667 and the said property was their ancestral property.

It is further revealed from the record that 1) Rakhamabai Manaji Gawari 2) Chandrabhaga Manaji Gawari 3) Shantaram Manaji Gawari 4) Kanta Manaji Gawari, 5) Dada Manaji Gawari 6) Janaki Manaji Gawari as owner sold conveyed and transfer land admeasuring 3 H 60 R out of total land out of s no 106 of village Vadgaon Maval by sale deed in favor of 1) Mr. Vitthal Vasudeo Karkhanis, 2) Gajanan Vasudeo Karkhanis 3) Harihar Vasudeo Karkhanis 4) Vasant Balvant Karkhanis 5 Vijaykumar Balvant Karkhanis 6) Shrikant Digambar Karkhanis 7) Jagannath Ganesh Chitnis 8) Satish Jagnnath Chitnis 9)

Santosh Jagannath Chitnis 10) Shantaram Bhikaji Chitnis. The said sale deed was duly registered in the office of S R MAVAL on 20/1/1985. This by virtue of the said sale deed land s no divided in to two parts **106/1 having admeasuring 1 H 68 R allotted to the original owners i.e. Rakhamabai Manaji Gawari and other** and land s no 106/2 having area 3 H 60 R allotted to 1) Vitthal Vasudeo Karkhanis and others and same is mutated in the M E NO. 2766.

It is further revealed from the record that on 18/6/1987 1) Rakhamabai Manaji Gawari 2) Chandrabhaga Manaji Gawari 3) Shantaram Manaji Gawari 4) Kanta Manaji Gawari, 5) Dada Manaji Gawari 6) Janaki Manaji Gawari as owner sold conveyed and transfer land admeasuring 0 H 61 R out of s no. 106/1 of village Vadgaon Maval by SALE DEED in favor of 1) Shrikant Digambar Karkhanis 2) Mr. Vitthal Vasudeo Karkhanis 3) Vasant Balvant Karkhanis & 4) Jagannath Ganesh Chitnis as purchasers which was duly registered in the office of S R MAVAL at Sr No. 1879/1987. Thus by virtue of the said sale deed Mr. Shrikant Digambar Karkhanis and others became owners of said portion of land and they have got every right and title interest in the said property. And their names were mutated in the record of right.

It is further revealed from the record that, on the basis of said sale deed 1) Shrikant Digambar Karkhanis 2) Mr. Vitthal Vasudeo Karkhanis 3) Vasant Balvant Karkhanis & 4) Jagannath Ganesh Chitnis had prepared layout of the land s no. 106/1 and submitted it in the office of Assistant Director of Town Planning Pune and get it

approved vide no. NABP/LAYOUT/S NO 106/1,Vadgaon /SSP/301 dated 22/1/1987 and on the basis of said approval the Collector of Pune sanctioned the lay out vide order no PRA/NA/SR/96/IV dated 8/7/1987. And same is mutated in the record of right vide M E no. 3139. It is transpired from the said lay out sanctioned that said land is converted in to 40 plots, open space & area under road, and other amenities.

It is further revealed from the record that Mr. Vitthal Vasudev Karkhanis made an application for partition of the said property before Tahasildar Maval. And after verification and after going through the documents produced before him and passed order vide no. TMA/2211/87 dated 9/12/1987 and plot nos. 1 to 40 and open space and other and allotted as mentioned under :

- 1) MR. SHRIKANT DIGAMBAR KARKHANIS – Plot no. 1 to 10
- 2) MR. VITTHAL VASUDEV KARKHANIS – Plot no. 11 to 20
- 3) MR. VASANT BALWANT KARKHANIS – Plot no. 21 to 30
- 4) MR. JAGANNATH GANESH CHITNIS – Plot no. 31 to 40.

The open space, and area of under the road has been kept in the name of 1) Shrikant Digambar Karkhanis 2) Mr. Vitthal Vasudeo Karkhanis 3) Vasant Balvant Karkhanis & 4) Jagannath Ganesh Chitnis as common area having its mutation entry no. 3141.

It is further revealed from the record that, on 1/2/1997 MR. VASANT BALWANT KARKHANIS with consent of Kamubhai Jasdanwala sold conveyed and transfer **plot no 21 to 30** by executing SALE DEED in favor of 1) Mrs,. Vandana Laxmikant Saraf, 2) Mrs. Pramila Vilas

Gunjal 3) Sudhir Shivnarayan Gupta as purchasers. The said sale deed was duly registered under no. 608/1997 bearing new no. 240/1998 dated 17/1/1998. Thus by virtue of the said sale deed names of said purchasers 1) Mrs,. Vandana Laxmikant Saraf, 2) Mrs. Pramila Vilas Gunjal 3) Sudhir Shivnarayan Gupta became owners of said plots and their names were mutated in the record of right vide M E no. 5649.

It is transpired from the record that some of the plots have been sold by the said owners to the purchasers as mentioned herein under.

Plot no.	Name of seller	Name of purchasers	Document no. and date	M E no.
28 & 29	1) Mrs,. Vandana Laxmikant Saraf, 2) Mrs. Pramila Vilas Gunjal 3) Sudhir Shivnarayan Gupta	Shubhangi Sanjay Hardikar	27/11/1998 vide no. 4309/1998 cleared on 23/9/1999 vide no. 3637/1999	6672
25,26,27	1) Mrs,. Vandana Laxmikant Saraf, 2) Mrs.	Sunanda Bhaskar Chandorkar	27/11/1998 vide no. 4311/1998 cleared on 23/9/1999	6673

	Pramila Vilas Gunjal 3) . Sudhir Shivnarayan Gupta		vide no. 3639/1999	
25,26,27,28,29	Shubhangi Sanjay Hardikar & Sunanda Bhaskar Chandorkar	Mr. Laxmikant Vishnupant Saraf	Power of attorney 5/12/1998 vide no. 4424/1998	-

It is further revealed from the record that, on 8/6/2006 1) Mrs., Vandana Laxmikant Saraf, 2) Mrs. Pramila Vilas Gunjal 3) Meenakshi Vasant Gunjal 4) Sudhir Shivnarayan Gupta 5) Mr. Shivnarayan Gupta 6) Kamladevi Shivnarayan Gupta 7) Sunanda Bhaskar Chandorkar and Shubhangi Sanjay Hardikar have executed MOU with respect to Plot no. 21 to 40 in favor of MR. RAVINDRA MURLIDHAR INAMDAR. The owners had accepted earnest money of the said plots.

It is further revealed from the record that on 28/9/2006 Mrs. Vandana Laxmikant Saraf for self and power of attorney holder Mrs. Pramila Vilas Gunjal and Meenakshi Vasant Gunjal and Mr. Vasant Babaji Gunjal, Mr. Sudhir Shivnarayan Gupta for self and constituted attorney of Mr. Shivnarayan Gupta and Kamaladevi Gupta & Mr. Laxmikant Vishnupant constituted Attorney of Sunanda Bhaskar Chandorkar and Shubhangi Sanjay Hardikar with consent of MR

RAVINDRA MURLIDHAR INAMDAR as Consenting Party executed DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY with respect to **Plot no..25 to 29** in favor of M/S. NISHANT BUILDERS AND DEVELOPERS through its Proprietor MR. GANESH KASHIRAM AHIRE which are duly registered in the office of S R MAVAL at Sr No. 6839/2006 [for plot no 25 to 29 as per Index II Generated through eSearch Module] and 6840/2006 respectively.

It is further revealed from the record that on the basis of said Development Agreement and Power of attorney on 23/9/2009 Sunanda Bhaskar Chandorkar and others through their POWER OF ATTORNEY holder M/S. NISHANT BUILDERS AND DEVELOPERS through its Proprietor MR. GANESH KASHIRAM AHIRE sold conveyed and transfer **plot nos. 25 to 29** by executing SALE DEED in favor of Mr. Sanjeev Gajanan Rasne and Mr. Sunil Eknath Loharkar which is duly registered in the office of S R MAVAL at Sr No. 5925/2009. And thus by virtue of the said sale deed Mr. Sanjeev Gajanan Rasne and Mr. Sunil Eknath Loharkar became owners of said plots and they had got every right and title interest in the said property and their names were mutated in the record of right vide M E no. 8532.

It is further revealed from the record that, on 27/12/2011 said owners i.e. Mr. Sanjeev Gajanan Rasne and Mr. Sunil Eknath Loharkar sold conveyed and transfer the said plots i.e. 25 to 29 by executing SALE DEED in favor of Shubhangi Shrikant Lomte and Mr. Shrikant Madhukar Lomte as purchasers which is duly registered in the office of S R MAVAL at Sr No. 892/2012. Thus by virtue of the said sale deed

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ADV. SHRIRAM GOPAL KUBER
B.S.L.L.B.

Shubhangi Shrikant Lomte and Mr. Shrikant Madhukar Lomte became owners of said plots and their names were mutated in the record of right vide M E no. 9441.

It is further revealed from the record that Shubhangi Shrikant Lomte expired by leaving behind her legal heirs 1) Mr. Ajit shrikant Lomte [son] 2) Kanchan Kedar Honap and 3) Snehal Shrikant Lomte [two daughters] and Mr. Shrikant Madhukar Lomte [husband]. The said heirs became owners of share of late Shubhangi Shrikant Lomte and their names were mutated in the record of right vide M E no. 9870.

It is further revealed from the record that, on 27/6/2013 1) Mr. Ajit shrikant Lomte 2) Kanchan Kedar Honap and 3) Snehal Shrikant Lomte owners of share of late Shubhangi Shrikant Lomte in plot no 25 to 29 had executed RELEASE DEED in favour of Mr. Shrikant Madhukat Lomte without consideration and wave their right and title interest in the said plots. The said Release Deed duly registered in the office of S R MAVAL 2 at Sr No. 3262/2013 dated 27/6/2013. The said release deed was pertaining to plot no 21 to 40 out of s no 106/1 of village Vadgaon Maval. By virtue of the said release deed name of said legal heirs are deleted from record of right and MR. SHRIKANT MADHUKAR LOMTE became absolute onwers of Plot no 25 to 29. He had got every right and title interest in the said property and right to sell the said property.

PUBLIC NOTICE:

It is further revealed from the record that **M/S. INTELLA HOMES A registered partnership Firm** having its registered office at Shop No. 228 Neo Corporate Plaza Ramchandra Lane Navy colony Kachpada Malad West Mumbai 64 through its partner **MR. RISHI KAMAL ARORA** approached to the owner for purchase of plot nos. 25 to 29 and with permission of owner published **PUBLIC NOTICE** which is published in the daily **PRABHAT** on 3.8.2018 and as the Advocate **Mr. Rohit D Shete** has not received any objection with respect to said property and therefore he has issued certificate to that effect. Which is dated 23/8/2018. Thus the title of owner with respect to plot no 25 to 29 is clear legal and marketable and free from all encumbrances.

SALE DEED AND POWER OF ATTORNEY:

It is further revealed from the record that on 7/9/2018 **Mr. Shrikant Madhukar Lomte** has executed **SALE DEED** with respect to plot no 25 to 29 out of 106/1 of Village Vadgaon Maval in favor of **M/S. INTELLA HOMES A registered partnership Firm** having its registered office at Shop No. 228 Neo Corporate Plaza Ramchandra Lane Navy colony Kachpada Malad West Mumbai 64 through its partner **MR. RISHI KAMAL ARORA** as purchaser which is duly registered in the office of **S R MAVAL** at Sr No. 5753/2018. It is transpired from the said sale deed that the purchaser has issued cheques against consideration and out of the said cheques two cheques are post dated cheques [in the month of April 2019 and June 2019]. The owner **Mr. Shrikant Lomte** has issued receipt

of payment as mentioned in SALE DEED stating that " Total Rs. 1,20,00,000/- [Rupees One Crore Twenty lakh only] paid by purchasers to Vendor, the receipt whereof the vendor doth hereby admit and acknowledge".

Thus by virtue of the said sale deed M/S. INTELLA HOMES A registered partnership Firm through its partner MR. RISHI KAMAL ARORA became owner of Plot no. 25 to 29 out of s no 106/1 of village Vadgaon Maval and on the same day the said owner has executed Power of Attorney in favor of said firm which is duly registered in the office of S R MAVAL at Sr No. 5754/2018.

SANCTIONED PLAN AND COMMENCEMENT CERTIFICATE:

On the basis of said sale deed and power of attorney M/S. INTELLA HOMES A registered partnership Firm through its partner MR. RISHI KAMAL ARORA prepared building plan and submitted it in the office of VADGAON NAGARPANCHAYAT.

On 9/1/2019 Vadgaon Nagarpanchayat has sanctioned building plan and issued Commencement certificate vide no. Nani/Bap.Kavi/446/2019 Vadgaon Nagarpanchayat Nagar Niyojan and Vikas Vibhag Tal. Maval Dist Pune 412106. The said commencement certificate has been issued by Vadgaon Nagarpanchayat U/s. 45 of Maharashtra Regional Town Planning Act 1966. The said local body has got right to sanctioned building plan as per provision laid down in MRTP Act. It is also transpired from the Commencement certificate that Plot no.

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25+26+27+28+29 are amalgamated and thereafter Commencement Certificate has been issued.

On the basis of said commencement certificate M/S. INTELLA HOMES A registered partnership Firm through its partner MR. RISHI KAMAL ARORA decided to developed the said plots by constructing Buildings on it and placed the name of scheme as VARDHAMAN GOLD.

The title of the owner i.e. **M/S. INTELLA HOMES A registered partnership Firm through its partner MR. RISHI KAMAL ARORA** of said plots Plot no. 25 to 29 of 106/1 of village Vadgaon Maval is clear legal and marketable and free from all encumbrances.

E. Encumbrances if any in respect of property which is more particularly described hereinabove mentioned.----

As regards the search of the said property I have inspected Index II Registers made available to me in the office of S. R. Vadgaon-Maval for last 30 years, some of the registers are not available, some are in torn conditions and some entries are not clearly seen, and from the available records and registers, there is no entry of creation of charge by any government, Semi-government, LIC, BANK or any other financial institution on the above mentioned property.

OPINION:

On the basis of the aforesaid title documents and information given by your office and the party concern and after taking search of the property for the last 30 years, 1990 to 2019 search fee has been paid

by way of E PAYMENT AND obtained E CHALLAN I am of the opinion that ---- the property is free from all encumbrances.

I have gone through the original title deeds with respect to plots mentioned herein above and all the documents are genuine and the parties concern have signed the documents. No ambiguity has been found in the documents. I have cross verified the documents from the record available in the office of S R MAVAL.

On the basis of said commencement certificate M/S. INTELLA HOMES A registered partnership Firm through its partner MR. RISHI KAMAL ARORA decided to developed the said plots by constructing Buildings on it and placed the name of scheme as VARDHAMAN GOLD.

The title of the owner i.e. **M/S. INTELLA HOMES A registered partnership Firm through its partner MR. RISHI KAMAL ARORA** of said plots Plot no. 25 to 29 of 106/1 of village Vadgaon Maval is clear legal and marketable and free from all encumbrances.

The papers submitted by party concern are return.

Talegaon-Dabhade.

Date : 4/2/2019

[Signature]
04/2/2019
ADV. SHRIRAM G. KUBER
B.S.L. LL.B.
Talegaon Dabhade
ADVOCATE