



CHALLAN
MTR Form Number-6



GRN	MH010660709202223E	BARCODE			Date	16/11/2022-11:08:30		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 HVL10_HAVELI 10 JOINT SUB REGISTRAR					Full Name					ADV RUSHIKESH KAMALAKAR DARAVADE														
Location PUNE																								
Year 2022-2023 One Time					Flat/Block No.					CTS NO 683														
Account Head Details					Amount In Rs.					Premises/Building														
0030072201 SEARCH FEE					300.00					Road/Street														
										SHUKRAWAR PETH														
										Area/Locality														
										PUNE														
										Town/City/District														
										PIN														
										4														
										1														
										1														
										0														
										0														
										2														
										Remarks (If Any)														
										PROPERTY BEARING CTS NO 683 SHUKRAWAR PETH PUNE.														
										SEARCH FOR 2022														
										Amount In														
										Three Hundred Rupees Only														
Total					300.00					Words														
Payment Details					INDIAN BANK					FOR USE IN RECEIVING BANK														
Cheque-DD Details					Bank CIN					Ref. No.					02608672022111667689					4177804875				
Cheque/DD No.					Bank Date					RBI Date					16/11/2022-11:09:39					Not Verified with RBI				
Name of Bank					Bank-Branch					INDIAN BANK														
Name of Branch					Scroll No. , Date					Not Verified with Scroll														

Department ID :

Mobile No. : 9823456020

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.



R.V. Daravade

B.Sc., LL.B.

Advocate

☎ 9822652142

Office : 'Usha-Vithal' Bldg., 1st Floor, 32 Rasta Peth, Pune - 411011 | Email : rvdaravade@gmail.com

Ref. No.:

Date:

FORMAT A
(Circular No. 28/2021)

To
MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property bearing C.T.S. No. 683 of Shukrawar Peth, District Pune, Sub District Haveli, Taluka Pune City (hereinafter referred as the said property").

I have investigated the title of the said property on the request of my clients SHREE REALTY, A Registered Partnership Firm, Having its registered office at: 311, B wing, Center Point, Parvati, Mitramandal Chowk, Pune- 411009 (The Owners) and following documents i.e. :-

1) Description of the property:

All that piece & parcel of property bearing C.T.S. No. 683, Shukrawar Peth, Pune and admeasuring an area of 658.9 square meters and lying being and situate at Shukrawar Peth, Pune within the Registration District Pune, Sub District Haveli, Taluka Pune City and also within the limits of Pune Municipal Corporation

2) The documents of allotment of property.

3) Certified true copy of the City Survey extract issued by the concerned Officer in relation to the captioned property.

4) Search report for 30 years from 1992 till 2021.



5) 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 the Owner i.e. SHREE REALTY is clear, marketable and without any encumbrances and the Owner has valid right to develop the said property.

Owner of the land:

SHREE REALTY

A Registered Partnership Firm, Having its office at – 311, B wing, Center Point, Parvati, Mitramandal Chowk, Pune- 411009

By and through its partners –

1. SHRI. SANTOSH SAVALARAM SAPKAL
2. SHRI. LOKESH BHAWARLAL JAIN
3. SHRI. TARUN PRAKASH JAIN

6) The report reflecting the flow of the title of the Owner i.e. i.e. Infinity Corp on the said land is enclosed herewith as annexure.

Pune

Date: 4/2/2022

ADVOCATE
R. V. Daravade
BSC, (one) LL.B.
Advocate
Usha Vitthal Building
32, Rasta Peth, Pune-411005
MAH-508-1985
Mob.: 9822652142, 9225508888



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Advocate

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Ref. No.:

SUPPLEMENTARY TITLE OPINION

Date:

SUPPLEMENTARY TITLE OPINION in relation to the property bearing C.T.S. No. 683, Shukrawar Peth, Pune, admeasuring an area of 658.9 sq.mtrs at the instance of my client Shree Realty, a registered partnership firm having its office at: 311, B wing, Center Point, Parvati, Mitramandal Chowk, Pune- 411009.

1. On 04/02/2022 I have given my Title Opinion in respect of the captioned property at the instance of my client Shree Realty. The aforesaid title opinion dated 4/2/2022 was based upon the copies of the documents delivered to me by my clients, as mentioned therein.

2. Now my clients have delivered me the copies of the following documents –

a) Copy of Commencement Certificate issued by Pune Municipal Corporation under its Commencement Certificate No. OCC/0960/22 dated 15/07/2022 along with the true copies of the plans sanctioned there under.

b) Copy of Revised Commencement Certificate issued by Pune Municipal Corporation under its revised Commencement Certificate No. OCC/1956/22 dated 21/10/2022 along with the true copies of the plans sanctioned there under.

3. From the perusal of the documents mentioned in para 2 it is found that the plans of the proposed building to be constructed in and upon the captioned property are approved by Pune Municipal Corporation.
4. In addition to the scrutiny of the aforesaid documents I have also caused the search of the available entries from the Index No. II registers from the concerned Sub-Registry offices for the year 2020 upto 16/11/2022 and during the search as aforesaid, no entry repugnant to the title of the captioned property is found or revealed.
5. In view of the above and earlier Title Opinion dated 4/2/2022 I again Opine that subject to the rights of the tenants, the title of my client Shree Realty to the captioned property appears to be free, clear and marketable and my clients are entitled to develop the said property by causing construction of new building therein as per the approved plans.

Pune.

Dated: 16/11/2022



ADVOCATE



R.V. Daravade

B.Sc., LL.B.

Advocate

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Ref. No.:

Date:

FORMAT A

FLOW OF THE TITLE OF THE SAID LAND

- i. The City Survey extract of C.T.S. No. 683, Shukrawar Peth, Pune alongwith all the mutation entries appearing thereon.
- ii. Copy of Final Decree, dated 9/12/1996 passed by the Civil Judge Jr. Division Pune in RCS No. 121 of 81 Final Decree Application No. 121 of 1993.
- iii. Copy of Deed of Assignment dated 25/5/1987, which is duly registered at the office of The S.R. Haveli No. 2 at Serial No. 6896. On 15/12/1987.
- iv. Copy of Deed of Assignment dated 11/4/1991, which is duly registered at the office of The S. R. Haveli No. 2 at Serial No. 6013 on 7/6/1991.
- v. Copy of Gift Deed dated 8/10/2002, which is duly registered at the office of The S. R. Haveli No. 1 at Serial No. 6023 on the same day.
- vi. Copy of Deed of Assignment dated 13/7/2006, which is duly registered at the office of The S. R. Haveli No. 10 at Serial No. 5546 on the same day.
- vii. Original Sale Deed dated 17/11/2021 which is duly registered at the office of the Joint S.R. Haveli No. 17 at Serial No. 12487 on the same day.
- 2) Search report for 30 years from the year 1992 to 2021 taken from Sub-Registrar Haveli.
- 3) No Litigations of any kind.

Date: 4/2/2022

Advocate.

R. V. Daravade

BSC, LL.B.

Advocate

Usha Vithal Building,

32, Rasta Peth, Pune-411011,

MAH-508-1985

Mob.: 9822652142, 9225544111



CHALLAN
MTR Form Number-6



GRN MH008620038202122E		BARCODE 		Date 11/11/2021-17:39:33		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		ADV RUSHIKESH K DARAVADE	
Location PUNE							
Year 2021-2022 One Time				Flat/Block No.		CTS NO 683	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		SHUKRAWAR PETH	
				Area/Locality		PUNE	
				Town/City/District			
				PIN		4 1 1 0 0 2	
				Remarks (If Any)			
				PROPERTY BEARING CTS No. 683 SHUKRAWAR PETH PUNE			
				SEARCH FROM 1992 TO 2021			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02608672021111168609	3100253600
Cheque/DD No.				Bank Date	RBI Date	11/11/2021-17:40:54	Not Verified with RBI
Name of Bank				Bank-Branch		INDIAN BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID:

Mobile No. : 9823456020

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



CHALLAN
MTR Form Number-6



GRN MH012542840202122E		BARCODE		Date 04/02/2022-12:44:21		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		ADV RUSHIKESH K DARAVADE	
Location PUNE							
Year 2021-2022 One Time				Flat/Block No.		CTS NO 683	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			300.00		Road/Street SHUKRAWAR PETH		
					Area/Locality PUNE		
					Town/City/District		
					PIN 4 1 1 0 0 2		
					Remarks (If Any)		
					PROPERTY BEARING CTS No. 683 SHUKRAWAR PETH PUNE		
					SEARCH FROM 2021 TO 2022		
Total			300.00		Amount In Words Three Hundred Only		
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02608672022020499712 3304098624	
Cheque/DD No.				Bank Date	RBI Date	04/02/2022-12:46:54 Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID: Mobile No. : 9823456020
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Advocate**

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Ref. No.:

TITLE OPINION

Date:

TITLE OPINION in relation to the property bearing C.T.S. No. 683, Shukrawar Peth, Pune, admeasuring an area of 658.9 sq.mtrs at the instance of my client Shree Realty, a registered partnership firm having its office at: 311, B wing, Center Point, Parvati, Mitramandal Chowk, Pune- 411009.

1. I have investigated the title of the captioned property at the instance of my client Shree Realty. In due course of investigation a search of Index No II registers for the last 30 years is cause to be taken from the concerned sub-registry offices for relevant period in respect of the captioned property. In said search it is found that some registers are torn, while some registers are not prepared and/or sent for binding. Hence, the search of the available record is taken and during such search as aforesaid no entries repugnant to the title of the captioned property is found and/or revealed.

2. In addition to the search as aforesaid I have also perused and scrutinised the copies of the following documents in relation to the captioned property.

- i. The City Survey extract of C.T.S. No. 683, Shukrawar Peth, Pune alongwith all the mutation entries appearing thereon.
- ii. Copy of Final Decree, dated 9/12/1996 passed by the Civil Judge Jr. Division Pune in RCS No. 121 of 81 Final Decree Application No. 121 of 1993.



- iii. Copy of Deed of Assignment dated 25/5/1987, which is duly registered at the office of The S.R.Haveli No. 2 at Serial No. 6896. On 15/12/1987.
- iv. Copy of Deed of Assignment dated 11/4/1991, which is duly registered at the office of The S. R. Haveli No. 2 at Serial No. 6013 on 7/6/1991.
- v. Copy of Gift Deed dated 8/10/2002, which is duly registered at the office of The S. R. Haveli No. 1 at Serial No. 6023 on the same day.
- vi. Copy of Deed of Assignment dated 13/7/2006, which is duly registered at the office of The S. R. Haveli No. 10 at Serial No. 5546 on the same day.
- vii. Original Sale Deed dated 17/11/2021 which is duly registered at the office of the Joint S.R. Haveli No. 17 at Serial No. 12487 on the same day.

3) From the perusal and scrutiny of the above document mentioned at Sr. No. 2 (i) to (vii) hereinabove it is found that initially the caption property was owned by Shri Keshav Gajanan Potbhare. In the year 1924 the said Shri Keshav Gajanan Potbhare sold and conveyed the said property to Shri Kanhayalal Purushottamdas. Thereafter in the year 1941, as per the application of the said Shri Kanhayalal Purushottamdas, the name of his brother namely Shri Gopaldas/Gokuldas Purushottamdas was recorded in the record of



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Ref. No.:

Date:

right of the captioned property, alongwith the aforesaid Shri Kanhayalal Purushottamdas. Thereafter in the year 1956 as per the declaration dated 31/1/1956 which is duly registered in the office of The S.R.Haveli No. 1 at Serial No. 144, the said captioned property was declared as the property of a partnership firm namely partners of the said firm Kanhayalal Purushottamdas & Brothers and Shri Nagindas Gokuldas, Shri Narayandas Gokuldas, Shri Krushnadas Gokuldas, Shri Dwarkadas Gokuldas, Shri Maniklal Gokuldas and Shri Gowardhandas Gokuldas were introduced as partners in the said firm alongwith the aforesaid Kanhayalal Purushottamdas and Shri Gopaladas/Gokuldas Purushottamdas. Thereafter the aforesaid Shri Kanhayalal Purushottamdas expired in the year 1953 and after his death his share in the said firm was divided amongst the other partners of the said firm and the said firm continued to hold the said captioned property. However after the death of the said Kanhayalal Purushottamdas, his first wife namely Smt. Yashodabai filed a suit for partition and accounts against the partners of the said firm including the second wife of late Kanhayalal Purushottamdas, namely Smt. Shantabai, being Special Civil Suit No. 65/1959 in the court of Civil Judge Senior Division, Pune. However the said suit was dismissed and thereafter the aforesaid Smt. Yashodabai filed an appeal before the Hon'ble High Court Mumbai. However a compromise arosed between the parties to the said appeal and as per the said compromise the share of Smt Yashodabai, Shri Gokuldas Purushottamdas and Smt.Shantabai, from the firm was separated and given to them and thereafter the said firm was continued by the remaining partners. Thereafter the aforesaid Shri Navindas Gokuldas filed a Regular Civil Suit No.

121/1981 against the partners of the said firm in the court of Civil Judge Jr. Division Pune at Pune by the said suit was decreed by the court on 14/12/1990. As per the said decree the Hon'ble Court has declared that the said firm shall be deemed to have been dissolved with effect from 27/12/1980 and it is further declared that Shri Nagindas Gokuldas, Shri Narayandas Gokuldas, Shri Krushnadas Gokuldas, Shri Dwarkadas Gokuldas, Shri Maniklal Gokuldas are having 1/5th share each, in the assets, debts and liabilities of the partnership and accordingly the names of aforesaid Shri Nagindas Gokuldas, Shri Narayandas Gokuldas, Shri Krushnadas Gokuldas, Shri Dwarkadas Gokuldas, Shri Maniklal Gokuldas were recorded in the record of right of the captioned property as holders/owners thereof. From the perusal of the documents mentioned at Serial No. 2(iii) it is found that during the pendency of the aforesaid suit, Shri Dwarkadas Gokuldas Saraf transferred his 1/5th share in favour of Shri Dilipkumar Nagindas Saraf and accordingly the name of Shri Dwarkadas Gokuldas Saraf was deleted from the record of right of the captioned property the name of Shri Dilipkumar Nagindas Saraf was entered therein in his place. Similarly from the perusal of the documents mentioned at Serial No. 2(iv) it is found that Shri Krushnadas Gokuldas Saraf transferred his 1/5th share in favour of Shri Pravinkumar Ashokkumar Saraf and accordingly the name of Shri Krushnadas Gokuldas Saraf was deleted from the record of right of the captioned property the name of Shri Pravinkumar Ashokkumar Saraf was entered therein in his place. Similarly from the perusal of the documents mentioned at Serial No. 2(v) it is found that Shri Maniklal Gokuldas Saraf transferred his 1/5th share, by way of a Gift





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Ref. No.:

Date:

Deed in favour of Shri Pramodkumar Nagindas Saraf, Shri Dilipkumar Nagindas Saraf and Shri Ashokkumar Nagindas Saraf and accordingly the name of Shri Maniklal Gokuldas Saraf was deleted from the record of right of the captioned property the names of Shri Pramodkumar Nagindas Saraf, Shri Dilipkumar Nagindas Saraf and Shri Ashokkumar Nagindas Saraf were entered therein in his place. From the perusal of the documents mentioned at Serial No. 2(vi) it is found that Shri Narayandas Gokuldas Saraf expired on 8/2/2003 and after his death, as per his last Will dated 5/2/2003 his share in the captioned property got vested the name of his grand namely Shri Ajay Prakash Saraf and accordingly the name of Shri Narayandas Gokuldas Saraf was deleted from the record of right of the captioned property the name of Shri Ajay Prakash Saraf was entered therein in his place. Thereafter by the document mentioned at Serial No. 2(vii) it is found that Shri Ajay Prakash Saraf transferred his 1/5th share, by way of Sale Deed in favour of Shri Pramodkumar Nagindas Saraf, Shri Dilipkumar Nagindas Saraf and Shri Ashokkumar Nagindas Saraf and accordingly the name of Shri Ajay Prakash Saraf was deleted from the record of right of the captioned property the names of Shri Pramodkumar Nagindas Saraf, Shri Dilipkumar Nagindas Saraf and Shri Ashokkumar Nagindas Saraf were entered therein in his place. In the meanwhile the aforesaid Shri Nagindas Gokuldas Saraf expired on 16/2/2001 and after his death as per his Joint Will with his wife namely Smt. Leela Nagindas Saraf, dated 20/5/1999 his share out of the said captioned property got vested in his wife namely Smt. Leela Nagindas Saraf and accordingly an entry to that effect is made in the record of right of the captioned property. Thus



Smt. Leela Nagindas Saraf was having 20% undivided share in the captioned property. Shri Pramodkumar Nagindas Saraf was having 13.33% undivided share in the said captioned property. Shri Dilipkumar Nagindas Saraf was having 33.33% undivided share in the captioned property, Shri Pravin Ashokkumar Saraf was having 20% undivided share in the captioned property while Shri Ashokkumar Nagindas Saraf was having 13.34% undivided share in the captioned property.

4. From the perusal of the document mentioned at Serial No. 2(viii) hereinabove it is found that the aforesaid Smt. Leela Nagindas Saraf, Shri Pramodkumar Nagindas Saraf, Shri Dilipkumar Nagindas Saraf, Shri Pravin Ashokkumar Saraf, Shri Ashokkumar Nagindas Saraf sold and conveyed the captioned property to my clients and accordingly the name of my clients is recorded in record of right of the captioned property as Holders/Owners thereof.

5. From the perusal of the aforesaid Sale Deed mentioned at Serial No. 2(viii) it is found that there are tenants in the old construction standing in and upon the said property.

6. In addition to the above, I have also issued a Public Notice in daily Prabhat dated 27/7/2021 thereby inviting (i) any demands, claims, if any, from and by any third party/ies in terms of charges, agreements, mortgage etc. upon and against the captioned property and (ii) any objection by any third party to the title of the



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owners to the captioned property and in response to the said public notice from the captioned property, I have not received any other communication of whatsoever nature from any third party.

In view of the above I am of the opinion that, subject to the right of the tenants, the title of my clients to the captioned property, appears to be free, clear and marketable.

Pune.

Dated: 4/2/2022

ADVOCATE

All the documents handed over to me for this Title Report are returned to my client.

ADVOCATE