



CHALLAN
MTR Form Number-6



GRN	MH003455678202223P	BARCODE			Date	16/06/2022-09:19:13		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					HVL1_HAVELI NO1 SUB REGISTRAR					
Location					PUNE					
Year					2022-2023 One Time					
Account Head Details					Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE					300.00		Road/Street			
							Area/Locality			
							Town/City/District			
							PIN			
					Remarks (If Any)					
					Amount In		Three Hundred Rupees Only			
Total					300.00		Words			
Payment Details					STATE BANK OF INDIA					
Cheque-DD Details					FOR USE IN RECEIVING BANK					
					Bank CIN		Ref. No.		10000502022061600224 9631050047812	
Cheque/DD No.					Bank Date		RBI Date		16/06/2022-09:19:43 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9860072500

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तावेजासाठी लागू नाही.

FORMAT A
(Circular no.28/2021)

Date 16/06/2022

To,
MahaRERA,
Pune

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to all that piece and parcel of lands as mentioned below

1. Description of the property:

(A) Area (Hectare -Ares) 36/67/Plot/A totally admeasuring **09 Ares** (B) Area (Hectare -Ares) 00-33+ 00-22.66 = **00-55.66** Out of Survey No. 36, Hissa No. 2/3/1 totally admeasuring 02 Hectare 21.75 Ares situated at village Dhanori, within the local limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

(C) Survey No. 67, Hissa No. 1B/25/7 totally admeasuring **348.38 sq.mtrs.** (East - West 22.86 mtrs. x North - South 15.24 sq.mtrs.) alongwith RCC construction of House premises admeasuring 78.17 sq. mtrs. standing thereon lying and situated at Village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

(D) Land admeasuring **755.57 sq. mtrs.** (200 sq. mtrs. + 255.57 sq. mtrs. + 300 sq. mtrs.) out of Survey No. 36, Hissa No. 2/2, totally admeasuring 04 Hectare 24 Ares, lying and situated at Village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

E) All that piece and parcel of land bearing Survey No. 36/2/2/9, totally admeasuring 00 Hectare **01 Are**, situated at Village Dhanori, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

I have investigated the title of the said Captioned Properties on the request of M/s. Aaijl Developers, a partnership firm through its partner Mr. Jiwaram Magaji Choudhary (Owners/Developers) and have scrutinized /received following documents.

2. The documents of allotment of plot.

1. Copy of 7/12 extract of Survey No. 67, Hissa No. 1B/25 from the year 1953 to 2016.
2. Copy of Mutation Entry Nos. 1183, 2073, 2074, 2075, 2076, 2307, 2963, 4702, 7542, 20274, 21353 and 22134.
3. Copy of Sale Deed dated 17/04/1978 duly registered at the office of Sub Registrar Haveli No. II at Serial No. 656/1978 executed between Bhimsen Laxman Shelar and others in favour of Mr. Subhash Ramchandra Patil.
4. Copy of Sale Deed dated 18/05/1978 duly registered at the office of Sub Registrar Haveli No. II at Serial No. 828/1978 executed between Balwant Laxman Shelar and others in favour of Mr. Subhash Ramchandra Patil.
5. Copy of Sale Deed dated 17/04/1978 duly registered at the office of Sub Registrar Haveli No. II at Serial No. 656/1978 executed between Venubai Baburao Shelar and others in favour of Mr. Subhash Ramchandra Patil.
6. Copy of Sale Deed dated 09/08/1978 which is duly registered at the Office of the Sub Registrar Haveli No. 2 at Serial No. 1289/1978 executed between Mr. Subhash Ramkrishna Patil AND Mrs. Daya Adhlakha w/o Nanakchand Adhlakha.
7. Copy of Gunthewari Certificate bearing No. 0007024 Outward No. 24 dated 17/11/2003 issued by Pune Municipal Corporation.
8. Copy of Sale Deed dated 05/08/2012 which is duly registered at the Office of the Sub Registrar Haveli No. 8 at Serial No. 8466/2012 executed between Mr. Nanakchand Roshiram Adhlakha and 2 others AND M/s. Walke Constructions through its partners Mr. Anil Tukaram Walke and Mrs. Archana Anil Walke.
9. Copy of Deed of Sale dated 01/03/2014 which is duly registered at the Office of the Sub Registrar Haveli No. 7 at Serial No. 1765/2014 executed between M/s. Walke Constructions AND Mr. Sayyad Shahid Mohammed Ali and 5 others.
10. Copy of Sale Deed dated 27/10/2015 which is duly registered at the office of Sub Registrar Haveli No. 8 at Serial No. 7438/2015 executed between Mr. Sayyad Shahid Mohammed Ali and 5 others AND M/s. Aaiji Developers.

Makarand Paradkar
Advocate



11. Copy of No Dues Certificate dated 01/07/2016 issued by Office of the Assessor & Collector of Tax, Pune Municipal Corporation.

12. Copy of Zone Certificate bearing Outward No. Zone-1/1177 dated 30/07/2016. 1.

13. Copy of Sale Deed dated 30/11/1988 which is duly registered at the office of Sub Registrar Haveli No. 3 at Serial No. 2088/2001 (Old Serial No. 18255/1988) executed between Mr. Babanrao Laxman Tingre and others AND Smt. Kamal Shankar Khese.

- ii) Copy of Power of Attorney dated 01/11/1999 executed between Saban Laxman Tingre, ii) Rohidas Laxman Tingre, iii) Ramesh Laxman Tingre and iv) Shantabai Laxman Tingre AND Jaya Babanrao Tingre.
- iii) Copy of Sale Deed dated 24/04/2000 which is duly registered at the office of Sub Registrar Haveli No. 8 at Serial No. 2257/2000 executed between Mr. Saban Laxman Tingre and others AND Mr. Avinash Narhar Dhavre & Mr. Atul Narhar Dhavre.
- iv) Copy of Sale Deed dated 02/02/2001 which is duly registered at the office of Sub Registrar Haveli No. 8 at Serial No. 626/2001 executed between Mr. Saban Laxman Tingre and others AND Mr. Mukund Sadashiv Darekar.
- v) Copy of Release Deed dated 11/05/2005 which is duly registered at the office of Sub Registrar Haveli at Serial No. 3668/2005 executed between Sou. Vimal Dashrath Shedde & others AND Mr. Sabanrao Laxman Tingre & others.
- vi) Copy of Gift Deed dated 31/08/2006 which is duly registered at the office of Sub Registrar Haveli No. 8 at Serial No. 6878/2006 executed between Kamal Shankar Khese AND Mr. Salasaheb Shankar Khese.
- vii) Copy of Sale Deed 10/03/2016 which is duly registered at the office of Sub Registrar Haveli No. 8 at Serial No. 2066/2016 executed between Mr. Avinash Narhar Dhavre &

Mr. Atul Narhar Dhavre AND M/s. Aaiji Developers, a Partnership Firm through its Partner Mr. Jivaram Magaji Choudhary.

- viii) Copy of Sale Deed dated 12/09/2016 which is duly registered at the office of Sub Registrar Haveli No. 3 at Serial No. 8421/2016 executed between Mr. Balasaheb Shankar Khese With the consent of Sou. Surekha Salasaheb Khese and others AND Mis. Aaiji Developers, a Partnership Firm through its Partner Mr. Jivaram Magaji Choudhary.
- ix) Copy of Sale Deed 17/03/2016 which is duly registered at the office of Sub Registrar Haveli No. 8 at Serial No. 4139/2016 executed between Mr. Mukund Sadashiv Darekar AND Mis. Aaiji Developers, a Partnership Firm through its Partner Mr. Jivaram Magaji Choudhary.
- x) Copy of Zone Certificate dated 30/07/2016.
- xi) Copy of Demarcation dated 08/06/2016.

3. 7/12 Extract / Property card: Original 7/12 Extact of the Property bearing Area (Hectare -Ares) 36/67/Plot/A totally admeasuring **09 Ares** (B) Area (Hectare -Ares) 00-33+ 00-22.66 = **00-55.66** Out of Survey No. 36, Hissa No. 2/3/1 totally admeasuring 02 Hectare 21.75 Ares situated at village Dhanori, within the local limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

(C) Survey No. 67, Hissa No. 1B/25/7 totally admeasuring 348.38 sq.mtrs. (East - West 22.86 mtrs. x North - South 15.24 sq.mtrs.) alongwith RCC construction of House premises admeasuring 78.17 sq. mtrs. standing thereon lying and situated at Village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

(D) Land admeasuring 755.57 sq. mtrs. (200 sq. mtrs. + 255.57 sq. mtrs. + 300 sq. mtrs.) out of Survey No. 36, Hissa No. 2/2, totally admeasuring 04 Hectare 24 Ares, lying and situated at Village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

E) All that piece and parcel of land bearing Survey No. 36/2/2/9, totally admeasuring 00 Hectare 01 Are, situated at Village Dhanori, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

ii. Mutation entry: 1183, 2073, 2074, 2075, 2076, 2307, 2963, 4702, 7542, 20274, 21353 and 22134. 402, 946, 1183, 3297, 4018, 4342, 4373, 4376, 4476, 4530, 4531, 4909, 5245, 5549, 5580, 5692, 5749, 5758, 5824, 5054, 13464, 12602, 15084, 16180, 22640, 22641, 16521 and 22692. 4909, 11503, 11590, 13200 and 22726

4. Search Report of 30 Years A Search and Title Report for the above property was initially issued vide No. CP/SK/39/2016 dated December 16, 2016 & vide No Ref. No.: CP/SK/32/2016 Date: November 17, 2016 and further Additional Search Report vide (No.CP/SK/21/2017 dated April 21, 2017 all by Advocate Shakila Intezar Ahmed.

Further Additional Search Report was by Adv. Vaishali Chintaman Thakur for the period (Ref. No. : CP/VT/33/2018 Date : August 7, 2018) & (Ref. No. : CPNT/15/2018 Date : April 2, 2018) & Ref. No. : CPNT/32/2018 Date : August 6, 2018 2017(Part) to 2018(Part) from e-search on the web site of igrmaharashtra.gov.in. Further I undersigned conducted Additional Search for the period 2018(Part) to 2022(Part) is done on the website of igrmaharashtra.gov.in and no entry of any document directly / adversely affecting the title of the present Owners and the Developers- M/s. Aaiji Developers of the captioned property as stated in the Principal Report/s was found.

Owners of the land :

(A) Area (Hectare -Ares) 36/67/Plot/A totally admeasuring 09 Ares Present Owner/s - M/s Aaiji Developers represented through its Partner Jivaram M. Choudhary

(B) Area (Hectare -Ares) 00-33+ 00-22.66 = **00-55.66** Present Owner/s M/s. Aaiji Developers, a Partnership Firm through its Partner Mr. Jivaram Magaji Choudhary

Out of Survey No. 36, Hissa No. 2/3/1 totally admeasuring 02 Hectare 21.75 Ares situated at village Dhanori, within the local limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

(C) Survey No. 67, Hissa No. 1B/25/7 totally admeasuring 348.38 sq.mtrs. (East - West 22.86 mtrs. x North - South 15.24 sq.mtrs.) alongwith RCC

Makarand Paradkar
Advocate



construction of House premises admeasuring 78.17 sq. mtrs. standing thereon lying and situated at Village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

Present Owner M/s. Aaiji Developers a partnership firm through its partner Mr. Jiwaram Magaji Choudhary

(D) Land admeasuring 755.57 sq. mtrs. (200 sq. mtrs. + 255.57 sq. mtrs. + 300 sq. mtrs.) out of Survey No. 36, Hissa No. 2/2, totally admeasuring 04 Hectare 24 Ares, lying and situated at Village Dhanorie, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune. Present Owners - M/s. Aaiji Developers, a Partnership Firm through its Partner Mr. Jivaram Magaji Choudhary

E) All that piece and parcel of land bearing Survey No. 36/2/2/9, totally admeasuring 00 Hectare 01 Are, situated at Village Dhanori, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune. Present Owner - Mr. Mangesh Vitthalrao Dhadge is the owner of the captioned property and M/s. Aaiji Developers, a partnership firm represented through Partner Mr. Suresh Jivaram Choudhary are holding the beneficial interest thereto vide and subject to the terms of the Development Agreement and other writings executed by the said owner

Qualifying remarks:

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Captioned Properties I am of the opinion that the title of M/s. Aaiji Developers through its Partner Mr. Jivaram Choudhary is clear, marketable and without any encumbrances.

The report reflecting the flow of title of the said owner/promoter with respect to Title of the said lands and search reports of Adv. Shakila Intezar Ahmed & Adv. Vaishali Chintaman Thakur is enclosed herewith as annexure.



Date: 16th June 2022
Place – Pune

Makarand Paradkar
Advocate

**FORMAT A
(Circular no.28/2021)**

Date 16/06/2022

To,
MahaRERA,
Pune

FLOW OF TITLE OF THE SAID LAND

1. 7/12 Extract (Property Card) as on date of application-

1) As per the present 7/12 extract (Property Card) Owners of the land:

(A) Area (Hectare -Ares) 36/67/Plot/A totally admeasuring 09 Ares
Present Owner/s - M/s Aaiji Developers represented through its
Partner Jivaram M. Choudhary

(B) Area (Hectare -Ares) 00-33+ 00-22.66 = **00-55.66** Present Owner/s
M/s. Aaiji Developers, a Partnership Firm through its Partner Mr.
Jivaram Magaji Choudhary

Out of Survey No. 36, Hissa No. 2/3/1 totally admeasuring 02 Hectare
21.75 Ares situated at village Dhanori, within the local limits of Pune
Municipal Corporation, Taluka Haveli, District Pune.

(C) Survey No. 67, Hissa No. 1B/25/7 totally admeasuring 348.38
sq.mtrs. (East - West 22.86 mtrs. x North - South 15.24 sq.mtrs.)
alongwith RCC construction of House premises admeasuring 78.17 sq.
mtrs. standing thereon lying and situated at Village Dhanorie, within
the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.
Present Owner M/s. Aaiji Developers a partnership firm through its
partner Mr. Jiwaram Magaji Choudhary

(D) Land admeasuring 755.57 sq. mtrs. (200 sq. mtrs. + 255.57 sq.
mtrs. + 300 sq. mtrs.) out of Survey No. 36, Hissa No. 2/2, totally
admeasuring 04 Hectare 24 Ares, lying and situated at Village
Dhanorie, within the limits of Pune Municipal Corporation, Taluka
Haveli, District Pune. Present Owners - M/s. Aaiji Developers, a
Partnership Firm through its Partner Mr. Jivaram Magaji Choudhary

Makarand Paradkar
Advocate



E) All that piece and parcel of land bearing Survey No. 36/2/2/9, totally admeasuring 00 Hectare 01 Are, situated at Village Dhanori, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.
Present Owner - Mr. Mangesh Vitthalrao Dhadge is the owner of the captioned property and M/s. Aaiji Developers, a partnership firm represented through Partner Mr. Suresh Jivaram Choudhary are holding the beneficial interest thereto vide and subject to the terms of the Development Agreement and other writings executed by the said owner

2. Mutation Entry No:- 1183, 2073, 2074, 2075, 2076, 2307, 2963, 4702, 7542, 20274, 21353 and 22134. 402, 946, 1183, 3297, 4018, 4342, 4373, 4376, 4476, 4530, 4531, 4909, 5245, 5549, 5580, 5692, 5749, 5758, 5824, 5054, 13464, 12602, 15084, 16180, 22640, 22641, 16521 and 22692. 4909, 11503, 11590, 13200 and 22726

3. Search Report for 30 Years

A Search and Title Report for the above property was initially issued vide No. CP/SK/39/2016 dated December 16, 2016 & vide No Ref. No.: CP/SK/32/2016 Date: November 17, 2016 and further Additional Search Report vide (No.CP/SK/21/2017 dated April 21, 2017 all by Advocate Shakila Intezar Ahmed.

Further Additional Search Report was by Adv. Vaishali Chintaman Thakur for the period (Ref. No. : CP/VT/33/2018 Date : August 7, 2018) & (Ref. No. : CPNT/15/2018 Date : April 2, 2018) & Ref. No. : CPNT/32/2018 Date : August 6, 2018 2017(Part) to 2018(Part) from e-search on the web site of igrmaharashtra.gov.in. Further I undersigned conducted Additional Search for the period 2018(Part) to 2022(Part) is done on the website of igrmaharashtra.gov.in and no entry of any document directly / adversely affecting the title of the present Owners and the Developers- M/s. Aaiji Developers of the captioned property as stated in the Principal Report/s was found.

4. Any other relevant title – Nil

5. Litigation if any – Nil



Date: 16th June 2022
Place – Pune

Makarand Paradkar
Advocate