



CHALLAN
MTR Form Number-6



GRN	MH008278201202324E	BARCODE			Date	18/09/2023-12:46:02	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 HVL14_HAVELI 14 JOINT SUB REGISTRAR					Full Name		ADV MANMATH GANPATRAO PANDE				
Location PUNE					Flat/Block No.						
Year 2023-2024 One Time					Premises/Building						
Account Head Details				Amount In Rs.	Road/Street						
0030072201 SEARCH FEE				100.00	Area/Locality						
					Town/City/District						
					PIN						
					Remarks (If Any)						
Total				100.00	Amount In	One Hundred Rupees Only					
					Words						
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	02003942023091800588	1352853972			
Cheque/DD No.					Bank Date	RBI Date	18/09/2023-12:48:18	Not Verified with RBI			
Name of Bank					Bank-Branch		BANK OF BARODA				
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

Mobile No. : 9960686001

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



MR. MANMATH G. PANDE
ADVOCATE
(B.Sc., L.L.B.)

श्री मन्मथ ग. पांडे
अॅडव्होकेट
(बी. एससी. एल. एल. बी.)

OFFICE ADD:- Flat No. 501, Fifth Floor, E - Wing, Aksha Amulyam, Gat No.- 162,
Moshi Alandi Road, Dadulgaon, Pune - 412105.

Ref :
To,

FORMAT A

MAHARERA

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to of all that peace and parcel of land is bearing Gat No. - 361 (P) (Old Gat No. - 362), Situated at Village MOSHI, Taluka - Haveli, Dist- Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/S GLOBAL PROPERTIES through its Partner MR. BHARAT LALARAM CHOUDHARY, and following documents.

1) DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the property bearing Gat No. - 361 (P) (Old Gat No. - 362), admeasuring area 02 H. 17 Aar + Potkharaba admeasuring area 00 H. 17 Aar, i.e. totally admeasuring area 02 H. 34 Aar, assessed at Rs. 11.28 ps. out of the said property admeasuring area 01 H. 01 Aar, i.e. 10100 Sq. Mtrs. situated at village Moshi, Taluka - Haveli, Dist - Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and is bounded as follow :

ON OR TOWARDS EAST : Property of Old Gat No. 358, 359, 360 and 361.

ON OR TOWARDS SOUTH : 30 Miter D. P. Road and Property of Old Gat No. 363.

ON OR TOWARDS WEST : Property of Old Gat No. 361.

ON OR TOWARDS NORTH : Property of Old Gat No. 178, 179, 182, 183 and 189.

-----Hereinafter referred as 'Said Property'

2) THE DOCUMENT OF ALLOTMENT OF PLOT:-

a) Xerox copy of registered Sale Deed, Index II and Pavati bearing registered in the office of Sub Registrar Haveli No. 14, at Serial No. 11086/2017, dt. 14/12/2017.

b) Xerox copy of 7/12 Extract of property Gat No. 361 (old Gat No. - 362) at Village Moshi.

c) Xerox copy of Mutation Entry No.- 1, 1353, 1771, 2236, 2237, 2446, 3660, 5470, 6098, 8067, 8307, 10805, 11144.

d) Xerox copy of amalgamated sanction layout plan No. - BP / MOSHI / 97 / 2023, dt. 29/11/2023.



e) Xerox copy N. A. Order bearing No.- JAMIN/NA/SR/594/2023, dated-13/12/2023 issued by Appar Tahsildar Pimpri Chinchwad.

3) 7/12 extract issued by Government of Maharashtra dated 24/12/2023

Mutation Entry No.- 1, 1353, 1771, 2236, 2237, 2446, 3660, 5470, 6098, 8067, 8307, 10805, 11144.

4) Search report for 30 years from 1990 to 2019 and for 2 years from 2019 to 2020 and for 4 years from 2020 to 2023.

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 **M/S GLOBAL PROPERTIES** through its Partner **MR. BHARAT LALARAM CHOUDHARY** is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

1) **M/S GLOBAL PROPERTIES** through its Partner **MR. BHARAT LALARAM CHOUDHARY** is absolute owner of Gat No.- 361(P), admeasuring area 01 H. 01 Aar, i.e. 10100 Sq. Mtrs.

2) QUALIFYING COMMENTS/ REMARK:

After considering the above facts I have come to the conclusion that the said property is clean, clear and free from all encumbrances and **M/S GLOBAL PROPERTIES** through its Partner **MR. BHARAT LALARAM CHOUDHARY** having absolute Ownership right, title and interest in the said property.

3/- The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Encl:- Annexure

Place:- Pune.

Date:- 28/12/2023.



Manmath G. Pande
Mr. Manmath G. Pande
Advocate

MR. MANMATH G. PANDE
ADVOCATE
(B.Sc., L.L.B.)

श्री मन्मथ ग. पण्डे
अॅडव्होकेट
(बी. एससी. एल. एल. बी.)

OFFICE ADD:- Flat No. 501, Fifth Floor, E - Wing, Aksha Amulyam, Gat No.- 162,
Moshi Alandi Road, Dadulgaon, Pune - 412105.

Ref :

FORMAT A

FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of the property bearing Gat No. - 361 (P)(Old Gat No. - 362), admeasuring area 02 H. 17 Aar + Potkharaba admeasuring area 00 H. 17 Aar, i.e. totally admeasuring area 02 H. 34 Aar, assessed at Rs. 11.28 ps. Situated at Village Moshi, Taluka - Haveli, Dist - Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No 1 to 26 originally belonged to **Late Shivram Kashiba alias Kashinath Alhat** and name is entered in the 7/12 extract vide Mutation Entry No. 1 as the owner thereof.

AND WHEREAS according to the order No. / RTS / 87, of Upper collector Pune Tal - Haveli, Dist - Pune, on Gat No. 362 made **ANEWARI** and admeasuring area of Gat No. 362 divided into four part.

As per the order No. / RTS / 87, 1) Mr. Shivram Kashiba Alhat got 25% share (i.e. 4 Ane), 2) Mr. Nivrutti Shivram Alhat got 25% share (i.e. 4 Ane), 3) Mr. Balu Shivram Alhat 25% share (i.e. 4 Ane), 4) Ramdas Shivram Alhat 25% share (i.e. 4 Ane), and enter the name of 1) Shevantabai Shivram Alhat, 2) Shakuntala Madhav Dhond, 3) ChChanutai Baburao Bankar, 4) Vimal Ravikant Khedkar, 5) Bebi Vilas Namekar in the other column. The appropriate land authority entered their above all names in the 7/12 Extract Which is confirmed by Circle Officer vide **Mutation Entry No. 1353**, on 04/02/1987.

AND WHEREAS, Late Shivram Kashiba alias Kashinath Alhat expired at Pune on 30/12/1988 leaving behind him his legal heirs wife Shevantabai Shivdas Alhat, Son 1) Mr. Nivrutti Shivram Alhat, 2) Mr. Balu Shivram Alhat, 3) Ramdas Shivram Alhat, and daughter 1) Shakuntala Madhav Dhond, 2) ChChanutai Baburao Bankar, 3) Vimal Ravikant Khedkar, 4) Bebi Vilas Namekar and according to Affidavit and statement of all above legal heirs of Shivram Kashiba Alhat, the appropriate land revenue authority entered the names of Shevantabai Shivram Alhat on the share of Shivram Kashiba Alhat, in owner column



names of Shevantabai Kashiba Alhat deleted from other column in the 7/12 extract vide Mutation Entry No. - 1771 of the property Gat No. 362 and other properties on 10/05/1989.

AND WHEREAS Mr. Nivrutti Shivram Alhat has taken Peak(crown) loan from Sindhiket Bank, Branch - Chikhali, Pune amounting to Rs. 12,000/-, dated 21/10/1991 and made a Ikarar in favour of the Sindhiket Bank on the property (old Gat No. 362), New Gat No. 361 & other property and effect is made in 7/12 extract in other rights column vide Mutation Entry No.- 2236, of the property Gat No. 361 (Old Gat No. 362) and other properties on 27/05/1992.

AND WHEREAS Mr. Ramdas Shivram Alhat has taken Peak(crown) loan from Sindhiket Bank, Branch - Chikhali, Pune amounting to Rs. 12,000/-, dated 21/10/1991 and made a Ikarar in favour of the Sindhiket Bank on the property (old Gat No. 362), New Gat No. 361 & other property and effect is made in 7/12 extract in other rights column vide Mutation Entry No.- 2237, of the property Gat No. 361 (Old Gat No. 362) and other properties on 27/05/1992.

AND WHEREAS Mr. Balu Shivram Alhat has taken loan from Sindhiket Bank, Branch - Chikhali, Pune amounting to Rs. 17,000/-, dated 21/10/1991 and made a Ikarar in favour of the Sindhiket Bank on the property (old Gat No. 362), New Gat No. 361 & other property and effect is made in 7/12 extract in other rights column vide Mutation Entry No.- 2446, of the property Gat No. 361 (Old Gat No. 362) and other properties on 16/10/1993.

AND WHEREAS Mr. Balu Shivram Alhat has taken loan from Sindhiket Bank, Branch - Chikhali, Pune amounting to Rs. 24,000/- and made a Ikarar in favour of the Sindhiket Bank on the property (old Gat No. 362), New Gat No. 361 & other property and effect is made in 7/12 extract in other rights column vide Mutation Entry No.- 3660, of the property Gat No. 361 (Old Gat No. 362) and other properties on 19/01/1999.

AND WHEREAS, Late Nivrutti Shivdas Alhat expired at Pune on 14/12/2003 leaving behind him his legal heirs wife Rohini Nivrutti Alhat, Son 1) Mr. Rushikesh Nivrutti Alhat, 2) Mr. Ruturaj Nivrutti Alhat and daughter 1) Shital Nivrutti Alhat, 2) Priyanka Nivrutti Alhat, and according to Affidavit and statement of all above legal heirs, the appropriate land revenue authority entered the names of legal heirs in owner column in the 7/12 extract vide Mutation Entry No. - 5470 of the property Gat No. 361 (Old Gat No. 362) and other properties on 08/07/2006.



Than after 1) Mr. Ramdas Shivram Alhat, 2) Mr. Balu Shivram Alhat, 3) Mr. Nivrutti Shivram Alhat repaid entire loan amount 12,000/-, 17000/-, and 24,000/-, 12,000/- to Sindhiket Bank, Branch - Chikhali, Pune and gave No Dues Certificate to land revenue authority as (बँक पास जावक क- एस. ३३७ / तलाठी / ०४, दिनांक ०८/१०/२००८) and the appropriate land revenue authority delete the charge from the 7/12 extract vide Mutation Entry No.- 6098 of the property Gat No. 361 (Old Gat No. 362) and other properties on 05/11/2008.

AND WHEREAS according to the Name Correction order No. - हजो १९७७ / एसआर / ३१ / २०११ पुणे दिनांक ०२/०४/२०११ of Collector Pune Tal - Haveli, Dist - Pune, correction of names of 1) Shakuntala Madhav Dhond, 2) ChChanutai Baburao Bankar, 3) Vimal Ravikant Khedkar, 4) Bebi Vilas Namekar on Gat No. 361 (Old Gat No. 362) and the appropriate land revenue authority correct the name as 1) Shakuntala Madhav Ghod, 2) ChChanutai Baburao Bankar, 3) Vimal Ravikant Khedkar, 4) Bebi Vilas Namekar, in other column in the 7/12 extract vide Mutation Entry No. - 8067 of the property Gat No. 361 (Old Gat No. 362) and other properties on 06/07/2011.

AND WHEREAS 1) Mr. Balu Shivram Alhat, 2) Ramdas Shivram Alhat, 3) Shevantabai Shivdas Alhat, 4) Mr. Shashikant Balasaheb Alhat, 5) Rohini Nivrutti Alhat for himself and guardian of Rushikesh, Raturaj, Shital and Priyanka Nivrutti Alhat, 6) Shakuntala Madhav Dhond, 7) ChChanutai alias Sharada Baburao Bankar, 8) Vimal Ravikant Khedkar, 9) Bebi alias Archana Vilas Namekar sold the property an admeasuring area 00 H. 28.08 Aar i.e. 2808 Miters, affected by 30 Miters D. P. Road to 1) Mr. Gurumukh Jangaldas Sukhawani, 2) Mr. Sandip Rashiklal Shaha, by registered Sale Deed on dt. 06/07/2011, which is registered in the office of Sub Registrar Haveli No. 05, at Serial No. 6468/2011, dt. 06/07/2011.

THAN AFTER 1) Mr Gurumukh Jangaldas Sukhawani, 2) Sandip Rashiklal Shaha handover / give Possession the property an admeasuring area 00 H. 21.17 Aar i.e. 2117 Miters, affected by 30 Miters D. P. Road to Pimpri Chinchwad Municipal Corporation by registered Barana Pavati / Possession Receipt / Taba Pavati, on dt. 11/10/2011, which is registered in the office of Sub Registrar Haveli No. 05, at Serial No. 9807/2011, dt. 11/10/2011 and the appropriate land revenue authority enter the name of Pimpri Chinchwad Municipal Corporation in to the 7/12 extract vide Mutation Entry No. 8307.

AND WHEREAS 1) Mr. Balu alias Balasaheb Shivram Alhat, 2) Ramdas Shivram Alhat, 3) Shevantabai Shivdas Alhat, 4) Mr. Shashikant Balasaheb Alhat, 5) Punam Balasaheb Alhat, 6)



Mr. Niranjan Ramdas Alhat, 7) Mr. Rushikesh Nivrutti Alhat, 8) Mr. Ruturaj Nivrutti Alhat, 9) Shital Nivrutti Alhat(After Marriage Name – Mrs. Shital Yogesh Bankar), 10) Priyanka Nivrutti Alhat, 11) Rohini Nivrutti Alhat, 12) Shakuntala Madhav Dhond, 13) ChChanutai alias Sharada Baburao Bankar, 14) Vimal Ravikant Khedkar, 15) Bebi alias Archana Vilas Namekar, 16) Mrs. Reshama Mayur Khedekar (Before Marriage Name – Reshma Balasaheb Alhat), 17) Mrs. Nilima Atul Namekar (Before Marriage Name Nilima Ramdas Alhat) , 18) Mrs. Vaijayanti Balasaheb Alhat, 19) Mrs. Nisha Ramdas Alhat sold the property an admeasuring area 01 H. 01 Aar i.e. 10100 SQ. Mtrs. to **M/S GLOBAL PROPERTIES** through its Partner **MR. BHARAT LALARAM CHOUDHARY** by registered Sale Deed on dt. 14/12/2017, which is registered in the office of Sub Registrar Haveli No. 14, at Serial No. 11086/2017, dt. 14/12/2017 and the appropriate land revenue authority enter the name of **M/S GLOBAL PROPERTIES** through its Partner **MR. BHARAT LALARAM CHOUDHARY** in to the 7/12 extract vide Mutation Entry No. 11144 as the owner thereof on dated 05/06/2018.

Serial Number.

- 1) Xerox copy of 7/12 Extract of Gat No.- 361, dated 24/12/2023.
- 2) Mutation Entry No.- 1, 1353, 1771, 2236, 2237, 2446, 3660, 5470, 6098, 8067, 8307, 10805, 11144.
- 3) I have caused Search for year 2020 to 2023 after paying the requisite fees Rs 100/- for 4 years, GRN No.- MH008278201202324E, dated - 18/09/2023 through online E - Challan also I have caused Search for year 2019 to 2020 after paying the requisite fees Rs 50/- for 2 years, GRN No.- MH011958228201920E, dated - 11/02/2020 through online E - Challan also I have caused Search for 30 years, Pavati No. - 14109, Application No.- 592/2019, dated - 12/07/2019 after paying the requisite fees Rs 750/- for 30 years from 1990 to 2019, through online E - Search.
- 4) Any other relevant title:- Not Applicable.
- 5) Litigations if any:- Not Found.

Place:- Pune.

Date:- 28/12/2023.



Mr. Manmath G. Pande
Advocate