

CHALLAN  
MTR Form Number-6

GRN	MH009181512202526U	BARCODE			Date	25/09/2025-12:51:59	Form ID
Department			Inspector General Of Registration				
Type of Payment			Search Fee Other Items				
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN				
Location			PUNE				
Year			2025-2026 One Time				
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total			750.00	Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details			STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	00040572025092592379	CPAFRFZTX4	
Cheque/DD No.			Bank Date	RBI Date	25/09/2025-12:24:53	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 : 78013465

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 पर्मट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेजाठी लागू नाही.



MH009181512202526U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Sep 2025	Receipt	Receipt no.: 1114424383
	Name of the Applicant :	VARSHA NITIN TIDAKE
	Details of property of which document has to be searched :	Dist :Pune Village :Kadamavakasti S.No/CTS No/G.No. : 1161
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH009181512202526U		
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'.		





(CIRCULAR-28/2021)

To,

Hon'ble Maha RERA Authority.  
At: - 6th & 7th Floor, House in Bhavan,  
Plot No. C-21, E Block, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400051.

FORMAT-A

LEGAL TITILE REPORT

Subject: "Title Clearance Certificate for the property bearing Gat No. 1161, admeasuring area 00 H. 55 Aar assessed at Rs. .02.31 paise at village Kadamwakvasti, Tal- Haveli, Dist- Pune, within the local limits of PMRDA and within the jurisdiction of Sub - Registrar Haveli.

(..... Hereinafter referred as said plot/said Property)

I have investigate Surveyed the title of the said plot on the request of M/S. Asthavinayak Infra., A Parthnershop Firm Through its partners: 1. MR. Mahadev Bajirao Ranpise 2. Mr.Sahil Suresh Karale i.e. THE PROMOTERS / DEVELOPERS AND BUILDERS



1. Description of Subjected Property:

SCHEDULE OF PROPERTY

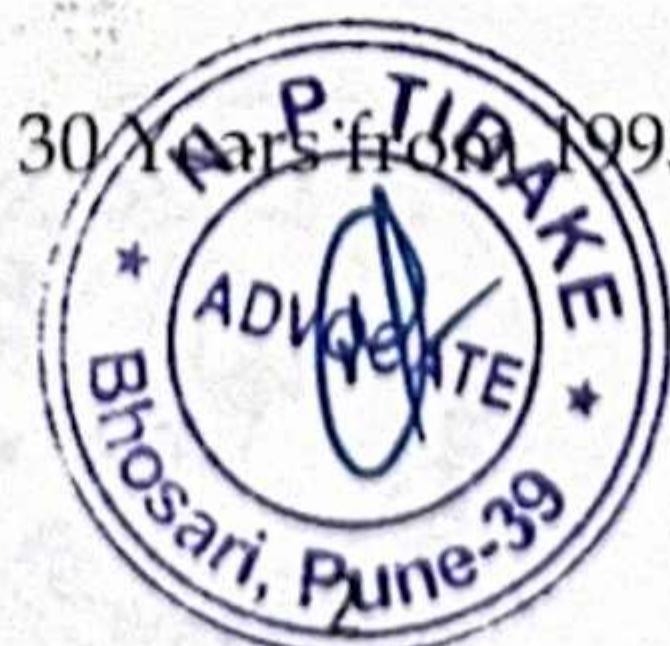
" All that piece and parcel of the property bearing Gat No.1161 admeasuring area 00 H. 55 Aar assessed at Rs. 0.20.34 paise at village Kadamwakvasti, Taluka Haveli, Dist. Pune, within the local limits of PMRDA and within the jurisdiction of Sub - Registrar Haveli, District Pune."

On or towards the East : By the property of Mr. Arjun Kalbhor  
On or towards the South : By the property of Mr. Arjun Kalbhor  
On or towards the West : By Road  
On or towards the North : By Railway Gate No.4

2. The following documents were made available to me for my perusal and inspection thereof.

Sr.	Particulars of Document	Remark
1.	Copy of the 7/12extract	Xerox
2.	Copies of the mutation entries	Xerox
3.	Copies of the Demarcation Certificate	Xerox
4.	Copy of the Registered D.A & POA.	Xerox
5.	Copy of the Village 8/A extract	Xerox
6.	Copy of Completion Certificate	Xerox
7.	Copy of the other relevant papers.	Xerox
8	Copy of NA Order	Xerox
9	Copy of Society Registration Certificate	Xerox
10	Copy of Partnership Deed	Xerox
11	Copy of Rera Certificate	Xerox

3. Search Report for 30 Years from 1995 till 2025.



On perusal of the above-mentioned documents and all other relevant documents which is provided by M/S. ASTHAVINAYAK INFRA Through its partners: 1. MR. Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale to me, that relating to title of the said Property, I am of the opinion that the title of M/S. ASTHAVINAYAK INFRA Through its partners: 1. MR. Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale, i.e. the promoters/developers and builders" is clear, marketable and without any encumbrances subject to the existing provision of law.

#### 4. Owner Of Land

SURVEY NO	NAME OF THE LAND OWNERS AS PER DEVELOPMENT AGREEMENT	AREA
1161	SINDHUBAI VASANTRAO SONAWANE	0.55 R
	Total	0.55 R

#### 5. Qualifying comments/remarks if any (promoter/ developer)

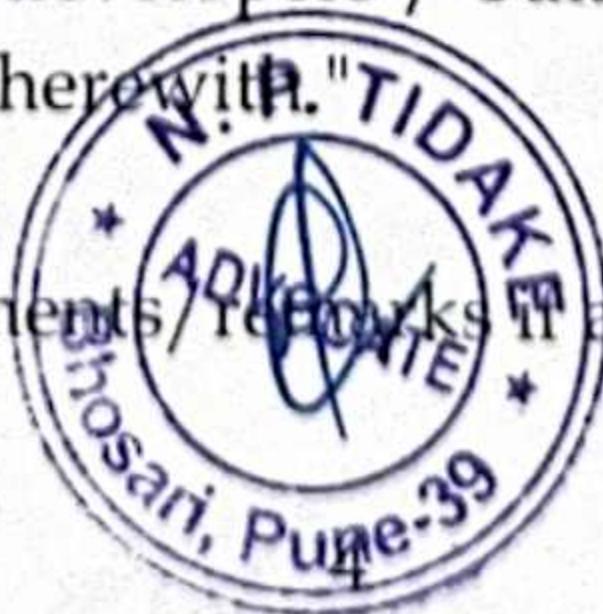
1. Sindhubai Vasantrao Sonawane, with the consent of M/s. PANORAMA DEVELOPERS , a registered Partnership Firm, Pune, through its Partners 1) Mr. Omkaar Ashok Sonawane 2) Mr. Avinash Vasant Sonawane 3) Mr. Raju Pandurang Said 4) Mrs. Nutan Ashok Sonawane 5) Mr. Ashok Vasantrao Sonawane and
- 6) Mr. Ranjeet Ashok Sonawane, registered owners/landowners of land bearing Survey No. 148/2/1, admeasuring 1.90 Ares, situated in Village Bopkhel, Taluka Haveli, District Pune, have transferred



the development rights of the said land to M/s. S.B. Developers, a partnership firm represented by its partners: 1.- Chetan Govardhan Ghule, 2- Sandeep Rasiklal Shah, Through registered development agreements, the landowners have conveyed the development rights, enabling the developer to undertake construction and development activities on the land.

2. "1. Chetan Govardhan Ghule, 2. M/s. S.B. Developers, a partnership firm represented by its partners: 2.1. Chetan Govardhan Ghule, 2.2. Sandeep Rasiklal Shah, 3. M/s. Aswani Associates, a partnership firm represented by its partner: Srichand Shamandas Aswani being the registered owners/landowners of land bearing Survey No. 148/2/1 and 148/2/1/98, admeasuring 32.9 Ares, situated in Village Bopkhel, Taluka Haveli, District Pune, have transferred the development rights of the said land to M/S. ASTHAVINAYAK INFRA Through its partners: Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale Through registered development agreements, the landowners have conveyed the development rights, enabling the developer to undertake construction and development activities on the land.

6. "The title search report reflecting the flow of title of M/s. M/S. ASTHAVINAYAK INFRA Through its partners: Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale as the promoters / developers / builders, in respect of the said land, is annexed herewith
- 7.
8. Qualifying comments/ remarks if any (promoter/ developer)



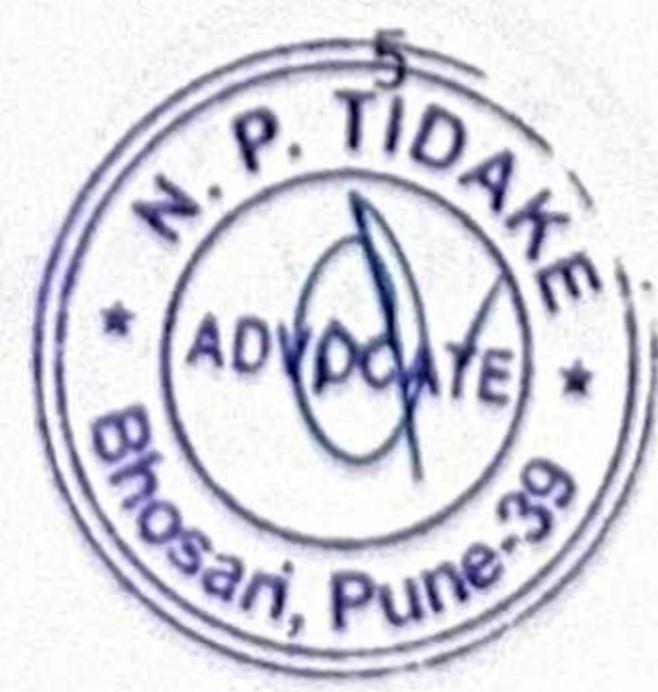
3. M/S. ASTHAVINAYAK INFRA Through its partners: 1. MR. Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale, are registered owners/landowners of land bearing Gat No.1161, admeasuring 00 H 55 Ares, situated in Village Kadamvasti, Taluka Haveli, District Pune,

"The title search report reflecting the flow of title of M/S. ASTHAVINAYAK INFRA Through its partners: 1. MR. Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale, as the promoters / developers / builders, in respect of the said land, is annexed herewith."

Place:- Pune.

Date: 25/09/2025

NITIN P TIDAKE  
ADVOCATE



TIDAKE  
ASSOCIATES

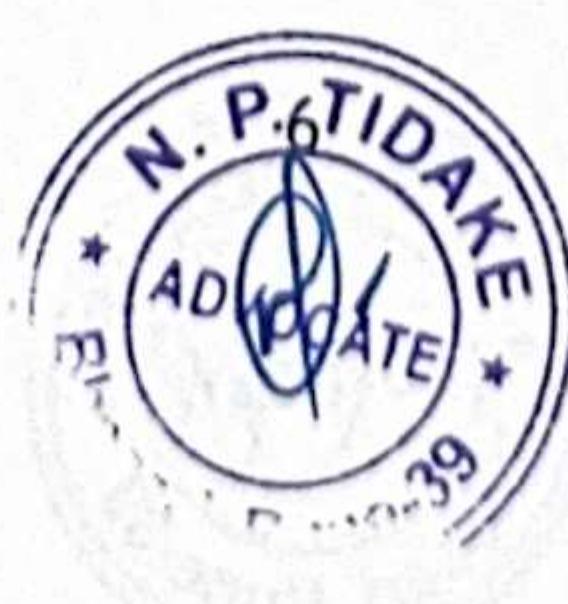
FORMAT-A  
Annexure  
(Circular No.: 28/2021)  
FLOW OF THE TITLE OF THE SAID LAND  
SCHEDULE  
SEARCH REPORT

"This is to certify that I have investigated and searched the title of the property described in Schedule, bearing Gat No.1161 admeasuring as per ownership document 7/12 area 00H.55 Aar situated at Village Kadamwakvasti, Taluka Haveli, District Pune, within the local limits of PMRDA, and under the jurisdiction of Sub-Registrar Haveli, District Pune."

Hereinafter referred to as the..... Said Property"

- 1) I was entrusted with an assignment by M/S. ASTHAVINAYAK INFRA Through its partners: 1. MR. Mr.Mahadev Bajirao Ranpise 2. Mr. Sahil Suresh Karale, to have the search for the last 30 years and Title Report in respect of the said property.
- 2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.
- 3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said property.

ADVOCATE



*Source & History of Title:*

**SCHEDULE OF PROPERTY**

"As per the old revenue records, one Mr. Vitthal Mayaji Kalbhor was shown to be the owner of the said property, bearing Gat No. 1161, admeasuring 0 Hectare 55 Ares, situated in Village Loni Kalbhor, which has subsequently been renamed as Village Kadamwakvasti."

"Mutation Entry No. 8572 records that the aforesaid owner, Mr. Vitthal Mayaji Kalbhor, passed away intestate on August 25, 1973, leaving behind his legal heirs, namely: (1) Balasaheb Vitthal Kalbhor (son), (2) Smt. Sonubai Vitthal Kalbhor (widow), (3) Mrs. Sindhubai Vasantrao Sonawane (daughter), and (4) Mrs. Lilawati Sopanrao Zende (daughter). Consequently, the names of these legal heirs have been duly recorded in the revenue records in respect of the properties left behind by the deceased."

"AND WHEREAS, Mutation Entry No. 8573 records that co-sharers (1) Mrs. Sindhubai Vasantrao Sonawane and (2) Mrs. Lilawati Sopanrao Zende relinquished their undivided share, title, and interest in the ancestral property in favor of their brother, Balasaheb Vitthal Kalbhor, and their mother, Smt. Sonubai Vitthal Kalbhor, vide a written application and statement dated September 24, 1973, made before the Tahasildar. Consequently, their names were duly deleted from the revenue records."

"AND WHEREAS, Mutation Entry No. 1 records that pursuant to the implementation of the Consolidation Scheme in the village, and in accordance with the order of the Deputy



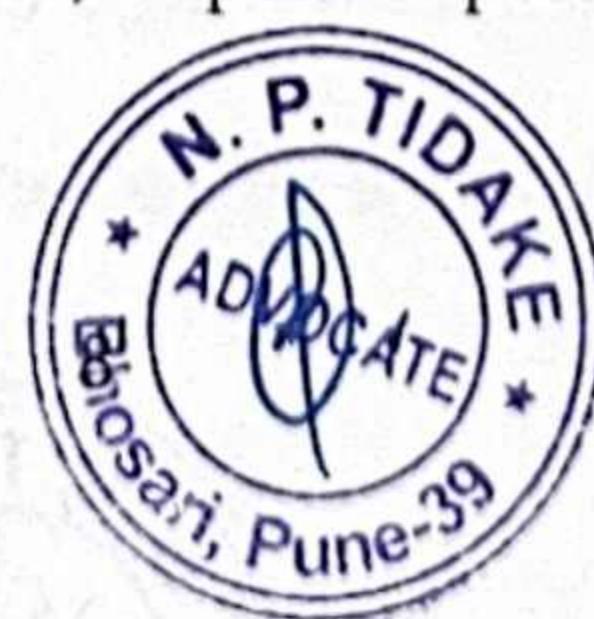
**TIDAKE**  
ASSOCIATES

Director of Land Survey Office, Pune, bearing No. 706, dated March 31, 1980, the name of Village Loni Kalbhor was changed to Village Kadamwakvasti, and the original Survey No. 45/2 was converted to Gat No. 1161. Consequently, the Record of Rights was updated to reflect these changes."

"AND WHEREAS, Mutation Entry No. 1858 records that the loan amount was fully repaid by the owner, Balasaheb Vitthal Kalbhor, to Vikas Society, and consequently, the encumbrance created in favor of the said society was duly removed from the Record of Rights of the properties."

"AND WHEREAS, Mutation Entry No. 3593 records that the owners, (1) Mr. Balasaheb Vitthal Kalbhor and (2) Smt. Sonubai Vitthal Kalbhor, sold their entire land, bearing Gat No. 1161, admeasuring 0 Hectare 55 Ares, to Mrs. Sindhbai Vasantrao Sonawane, through a registered Sale Deed dated August 16, 1996, executed in her favor for valuable consideration. The Sale Deed was registered in the office of the Sub-Registrar, Haveli No. 6, vide Serial No. 782/1996. Consequently, her name was mutated in the Record of Rights as the owner/purchaser of the said land."

"AND WHEREAS, Mutation Entry No. 6797 records that pursuant to the implementation of the Metric system in accordance with the Maharashtra Land Revenue Code and relevant notifications, the land measurements in Village Kadamwakvasti were converted from Acres to Hectares and Ares, and the assessment was converted from Rupees and Annas to Rupees and Paise, as per the prescribed format in Hissa Form No. 12."



"AND WHEREAS, Mutation Entry No. 5385 records that the owner, Sindhbai Vasantrao Sonawane, availed a loan of Rs. 9,00,000/- from Hadapsar Nagari Co-operative Patasanstha, and created a mortgage/charge on the said property, specifically an area admeasuring 0 Hectare 10 Ares, which was duly recorded as an encumbrance in the Record of Rights."

"AND WHEREAS, Mutation Entry No. 8014 records that the owner, Mrs. Sindhbai Vasantrao Sonawane, having fully repaid the loan amount of Rs. 1,50,000/- to Hadapsar Nagari Co-operative Patasanstha, the mortgage/charge created on the said land was duly discharged, and the encumbrance was deleted from the Record of Rights."

"WHEREAS, the persons namely (1) Mr. Omkaar Ashok Sonawane, (2) Mr. Avinash Vasant Sonawane, and (3) Mr. Raju Pandurang Said, have entered into a Partnership Deed dated November 11, 2011, to form a partnership firm in the name of "PANORAMA DEVELOPERS", with the objective of carrying on the business of construction, development, and trading in all types of land and other related activities."

"AND WHEREAS, the said owner, Smt. Sindhbai Vasantrao Sonawane, by virtue of a Development Agreement dated March 9, 2012, along with an Irrevocable Power of Attorney of even date, registered with the Sub-Registrar, Haveli No. 17, vide Serial Nos. 2556/2012 and 2557/2012, respectively, entrusted the development rights in respect of the said landed property to PANORAMA DEVELOPERS, a registered partnership firm, Pune, through its partners (1) Mr. Omkaar Ashok Sonawane, (2) Mr. Avinash Vasant



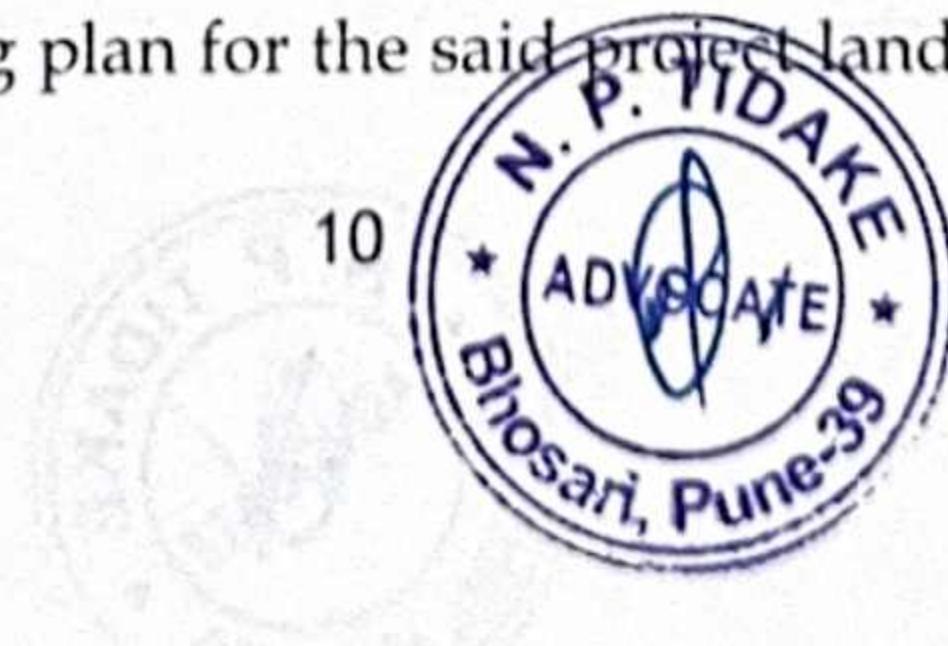
Sonawane, and (3) Mr. Raju Pandurang Said"

"AND WHEREAS, the partnership firm PANORAMA DEVELOPERS was reconstituted on November 5, 2014, with the admission of new partners, namely (1) Mr. Ashok Vasantrao Sonawane, (2) Mrs. Nutan Ashok Sonawane, and (3) Mr. Ranjeet Ashok Sonawane, and the terms and conditions of the partnership were amended accordingly."

"AND WHEREAS, the owners, Sindhbai Vasantrao Sonawane, through her authorized representatives, Panorama Developers, its partners Mr. Omkaar Ashok Sonawane and others, obtained a Non-Agricultural (NA) permission order from the Collector Office, Pune, vide Order No. PMRDA/NA/SR/105/2016, dated August 5, 2016, for the said property bearing Gat No. 1161, admeasuring 5197.77 square meters, for use as project land for residential purposes, excluding the area under roads and other amenities, admeasuring 302.23 square meters."

"AND WHEREAS, the layout plan for the said land, bearing Gat No. 1161, admeasuring 5500 square meters, submitted by the owner, Smt. Sindhbai Vasantrao Sonawane, through her attorneys, Panorama Developers, its partners Mr. Omkaar Ashok Sonawane and others, was sanctioned by the Pune Metropolitan Region Development Authority (PMRDA) vide Commencement Certificate No. BHA/SRNO. 971/15-16/VILLAGE KADAMWAKVASTI/GAT NO.1161, dated May 2, 2016."

"AND WHEREAS, the Pune Metropolitan Region Development Authority (PMRDA), Pune, sanctioned the building plan for the said project land and issued Commencement



Certificate No. BHA/PRA. KR 971/15-16/ KADAMWAKVASTI/GAT NO. 1161, dated May 2, 2016, and subsequently issued a revised Commencement Certificate No. DP/BHA/KADAMWAKVASTI/GAT NO.1161/ PRA. KR. 1899/16-17, dated April 6, 2018."

"AND WHEREAS, the aforementioned plan was revised by the Pune Metropolitan Region Development Authority (PMRDA), Pune, vide Reference No. BHA/CR No. 1899/16-17/MOUZA-KADAMWAKVASTI/Gat No. 1161, dated April 6, 2018."

"AND WHEREAS, the Panorama Developers, applied for Non-Agricultural (NA) permission to utilize the Project Land for residential and commercial purposes, and the Collector, Pune, vide Order No. PMRDA/NA/SR/105/2016, dated August 5, 2016, granted NA permission for an area admeasuring 5197.77 square meters, being Gat No. 1161 of Village Kadamwakvasti."

"AND WHEREAS, for good and sufficient reasons, the Owner, Smt. Sindhulabai Vasantrao Sonawane, with the consent of M/s. Panorama Developers, a registered partnership firm, Pune, through its partners (1) Mr. Omkaar Ashok Sonawane, (2) Mr. Avinash Vasant Sonawane, (3) Mr. Raju Pandurang Said, (4) Mrs. Nutan Ashok Sonawane, (5) Mr. Ashok Vasantrao Sonawane, and (6) Mr. Ranjeet Ashok Sonawane entrusted the development rights in respect of the said landed property to M/s. Asthavinayak Infra, was originally formed as a partnership firm through its partners (1) Mr. Mangesh Mhatarboth Thorat and (2) Mr. Nitin Dnyaneshwar Kurkute vide a Development Agreement and Irrevocable Power of Attorney, both dated August 7, 2019, duly registered with the Sub-Registrar, Haveli No. 14, Pune,



vide Serial Nos. 14903/2019 and 14904/2019, respectively. The M/s. Asthavinayak Infra, was originally formed as a partnership firm through its partners (1) Mr. Mangesh Mhatarboth Thorat and (2) Mr. Nitin Dnyaneshwar Kurkute."

"AND WHEREAS, during the period, the original partner, Mr. Mangesh Mhatarboth Thorat, voluntarily retired from M/s. Asthavinayak Infra, and Mr. Mahadev Bajirao Ranpise became a partner, acquiring his share of profits in the partnership firm. The retiring partner executed a notarized Retirement Deed, registered with Advocate and Notary Varsha M. Kamble, Pune, on November 23, 2023, vide Document No. 145/2023. Additionally, an Admission cum Retirement Deed was registered with the Assistant Registrar of Firms, Pune, vide Application No. 4810007479282 and Receipt No. U000124256, confirming the release of all rights and interests in the partnership firm and the land described in Schedule I."

"AND WHEREAS, the Dream Rivera Co-operative Housing Society, situated at Gat No. 1161, Phase-I, Wing-B, Kadamwakwasti, Tal. Haveli, Dist. Pune - 412201, was registered vide Registration Certificate No. PNA/PNA(4)/HSGG/(TC)/2352/2021-2021, dated November 25, 2021, issued by the Sub-Registrar, Cooperative Societies, Pune City (4), Pune. The society is registered under Section 9(1) of the Maharashtra Cooperative Societies Act, 1960, and classified as a 'Housing Society' and sub-classified as a 'Tenant Co-partnership Housing Society' under Section 12(1) of the said Act and Rule 10(1) of the Maharashtra Cooperative Societies Rules, 1961."

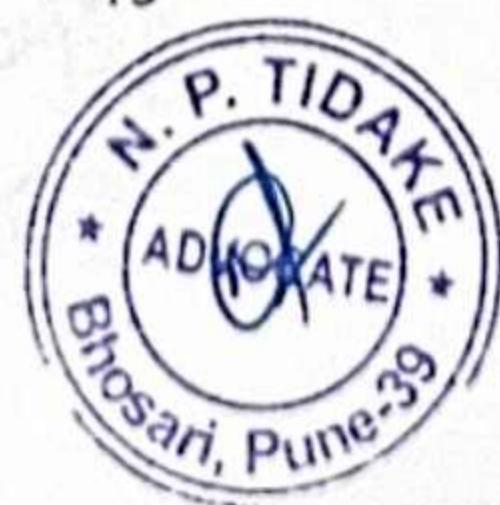


"AND WHEREAS, during the period, the original partner, Mr. Nitin Dnyaneshwar Kurkute, voluntarily retired from the partnership firm, and Mr. Sahil Suresh Karale became a partner, acquiring his share of profits in the partnership firm. The retiring partner executed a notarized Admission cum Retirement Deed, registered with Advocate and Notary Varsha M. Kamble, Pune, on December 7, 2023, vide Document No. 159/2023, confirming the release of all rights and interests in the partnership firm and the land described in Schedule I, in consideration of the amount received."

"AND WHEREAS, as per the Registration Certificate vide No. PN000007480 issued by the Assistant Registrar of Firms, Pune, (1) Mr. Mangesh Mhatarboth Thorat and (2) Mr. Nitin Dnyaneshwar Kurkute have retired from the partnership firm, and (1) Mr. Mahadev Bajirao Ranpise and (2) Mr. Sahil Suresh Karale have been admitted as new partners. Consequently, the newly constituted partnership firm, through its partners, is authorized to execute and sign this Agreement to Sale

"AND WHEREAS, M/s. Panorama Developers, through its partner Mr. Omkar Ashok Sonawane and others, has filed a suit against M/s. Asthavinayak Infra, a partnership firm, and others, vide Case No. SPL.C.S. 2141/2022, in the Court of Civil Judge, Senior Division, Shivajinagar, Pune. Both parties have compromised in the said suit."

"AND WHEREAS, Smt. Sindhbai Vasantrao Sonawane and others, executed a Supplementary Agreement and Power of Attorney in favour of M/s. Asthavinayak



Infra, through its authorized partners (1) Mr. Mahadev Bajirao Ranpise and (2) Mr. Sahil Suresh Karale, which was duly registered with the Sub-Registrar, Haveli No. 14, vide Document Nos. 8738/2024 and 8739/2024, dated April 22, 2024."

"AND WHEREAS, the Promoter and Builder obtained a part completion certificate from the Pune Metropolitan Region Development Authority (PMRDA) for the said building, Wing B, bearing Certificate No. 11352/2025, dated March 18, 2025."

"AND WHEREAS, the Pune Metropolitan Region Development Authority (PMRDA), Pune, sanctioned the building plan for the said project land and issued a Revised Commencement Certificate bearing No. DP / BHA / KADAMWAKVASTI / GAT NO. 1161 / PRA. KR. 1003/24-25/11623, dated March 26, 2025."

Subject to whatever stated hereinabove by me, IN MY OPINION

1. "Smt. Sindhbai Vasantrao Sonawane has acquired valid rights and title to the property bearing Gat No. 1161, admeasuring 0.55 acres assessed at Rs. 2.31 situated at Village Kadamwakvasti, Taluka Haveli, District Pune, as evidenced by registered documents."
2. "M/s. Asthavinayak Infra, through its partners (1) Mr. Mahadev Bajirao Ranpise and (2) Mr. Sahil Suresh Karale, hereby confirms that the rights of the landowners and developers to develop the said land are clean, clear, and marketable, free from any reasonable doubts."
3. "M/s. Asthavinayak Infra, through its partners (1) Mr. Mahadev Bajirao Ranpise and (2) Mr. Sahil Suresh Karale, hereby confirms that, as the first developer, it shall provide land



compensation in the form of constructed area to M/s. Panorama Developers, through its partner Mr. Omkar Ashok Sonawane and others. In consideration thereof, M/s. Panorama Developers, through its partner Mr. Omkar Ashok Sonawane and others, shall allot flats to Smt. Sindhubai Vasantrao Sonawane, in accordance with the terms and conditions stipulated in the Development Agreement and Irrevocable Power of Attorney, both dated August 7, 2019, duly registered with the Sub-Registrar, Haveli No. 14, Pune, vide Serial Nos. 14903/2019 and 14904/2019."

4. Litigations if any- Nill

Date:-25/09/2025



NITIN P. TIDAKE  
ADVOCATE



TIDAKE  
ASSOCIATES