



CHALLAN  
MTR Form Number-6



GRN	MH010720429202526U	BARCODE			Date	27/10/2025-19:21:38	Form ID
Department			Inspector General Of Registration				
Search Fee			Payer Details				
Type of Payment			Other Items		TAX ID / TAN (If Any)		
Office Name			KED_KHED 1 SUB REGISTRAR		PAN No.(If Applicable)		
Location			PUNE		Full Name	ADV YUVRAJ RAMCHADRA GHOLAP	
Year			2025-2026 One Time		Flat/Block No.		
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	Seven Hundred Fifty Rupees Only		
Words							
Payment Details			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572025102741956	CPAFUVTJT7	
Cheque/DD No.			Bank Date	RBI Date	27/10/2025-19:24:22	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. : 9527424277

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 दस्तावाचाठी लागू नाही.



# ADV. YUVRAJ R. GHOLAP

B.S.L., LL.B., D.L.L & L.W.

Office : Lawyers Chamber No. 11 / 12,  
Near Additional District & Session Court,  
Rajgurunagar, Tal. Khed, Dist. Pune. 410 505.  
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Email : [advyuvrajgholap@gmail.com](mailto:advyuvrajgholap@gmail.com)

Outward No.

Date : 27/10/2025

## FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To

MahaRERA

## LEGAL TITLE REPORT



Sub: Title clearance certificate with respect to Survey No. 115/2/B admeasuring 1800 Sq. Mtrs situated at Rajgurunagar Taluka - Khed , District - Pune - 410505 (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of M/s. Shree Jay Ganesh Construction And Developers through its Proprietor Mahendra Sayaji Pacharane and following documents i.e.: -

1. Description of the property. : Survey No. 115/2/B admeasuring 1800 Sq. Mtrs situated at Rajgurunagar Taluka - Khed , District - Pune - 410505.
2. The documents of allotment of plot.
3. Development Agreement dated 05/08/2024 its bearing Serial No. KDP-6168/2024.
4. Power of Attorney dated 05/08/2024 its bearing serial No. KDP-6169/2024.
5. 7/12 extract or property card issued by Kamgar Talathi Rajgurunagar dated 27/10/2025.
6. Mutation entry no. 10078,11605A, 256,2278, 1206, 3052, 4771, 4814.
7. Search report for 30 years from Year 1995 till Year 2025.

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 Kavita Sunil Walunj as the landowner of the said plot & M/s. Shree Jay Ganesh Construction And Developers through its Proprietor Mahendra Sayaji Pacharane as the Developer of the Said Plots clear, marketable and without any encumbrances.



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Outward No.



### Owners of the land:

Mrs Kavita Sunil Walunj.

All that piece or parcel of land bearing Survey No. 115/2/B admeasuring 1800 Sq. Mtrs  
situated at Rajgurunagar, Taluka - Khed , District - Pune – 410505.

### Developer of the land:

M/s. Shree Jay Ganesh Construction And Developers through its Proprietor Mahendra  
Sayaji Pacharane

All that piece or parcel of land bearing Survey No. 115/2/B admeasuring 1800 Sq. Mtrs  
situated at Rajgurunagar, Taluka - Khed , District - Pune – 410505.

The report reflecting the flow of the title of the Kavita Sunil Valunj as the landowner  
of the said plot & M/s. Shree Jay Ganesh Construction And Developers through its  
Proprietor Mahendra Sayaji Pacharane as the Developer of the Said Plot is enclosed  
herewith as annexure.

Encl : Annexure.

Dated : 27/10/2025

Adv. Yuvraj R. Gholap  
B.S.L., L.L.B., D.L.L & L.W  
Lawyer's Chamber No.11&12,  
Near District Court, Rajgurunagar,  
Tal.Khed, Dist.Pune. 410 505.

Yuvraj R. Gholap  
27/10/25



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Outward No.

FORMAT -A

Date : 27/10/2025

(Circular 28/2021)

## FLOW OF THE TITLE OF THE SAID LAND.



Sr. No. 115/2/B

This is to certify that I have investigated the title of Survey No. 115/2/B area admeasuring 1800 Sq. Mtrs., Situated at Rajgurunagar Taluka - Khed , District - Pune – 410505.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 10078 ,11605A , 256 , 2278, 1206 , 3052 , 4771 , 4814
- A. Development Agreement dated 05/08/2024, Kavita Sunil Walunj sold, transferred and assigned all her development rights, title, interest, and benefits with respect to the said Plot in favour of **M/s. Shree Jay Ganesh Construction and Developers** through their Proprietor Mahendra Sayaji Pacharane and Sunil Digambar Walunj confirmed the same, on the terms and conditions mentioned therein. The same is duly registered before the Office of Sub Registrar of Assurances at Khed, bearing Registration Document Serial No. KDP-6168/2024 dated 05/08/2024 (hereinafter referred to as "*the said Development Agreement*").
- B. In Pursuance of the said Development Agreement, a Separate Power of Attorney dated 05/08/2024 has been executed by 1) Kavita Sunil Walunj and 2) Sunil Digambar Walunj with respect to the said Plot in favour of **Mahendra Sayaji Pacharne** Proprietor of **M/s. Shree Jay Ganesh Construction and Developers**, on the terms and conditions mentioned therein. The same is duly registered before the Office of Sub Registrar of Assurances at Khed, bearing Registration Document Serial No. KDP-6169/2024 (hereinafter referred to as "*the said Power of Attorney*").
- 3) Search report for 30 years from Year 1995 to Year 2025 taken from Sub-Registrar' office at Rajgurunagar Khed Office No. 1



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Date : 27/ 10/ 2025

- 4) Any other relevant title. No
- 5) Litigations if any. Nil

Date: 27/10/2025



Adv. Yuvraj R. Gholap  
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Lawyer's Chamber No.11&12,  
Near District Court, Rajgurunagar,  
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Advocate

