



CHALLAN
MTR Form Number-6



GRN	MH010720429202526U	BARCODE			Date	27/10/2025-19:21:38		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 KED_KHED 1 SUB REGISTRAR					Full Name		ADV YUVRAJ RAMCHADRA GHOLAP			
Location PUNE										
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)					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details STATE BANK OF INDIA					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 :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9527424277



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.

Cont. : 9527424277.

Email : 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.



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.

Cont. : 9527424277.

Email : advyuvrajgholap@gmail.com

Outward No.

Date : 27/10/2025



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:

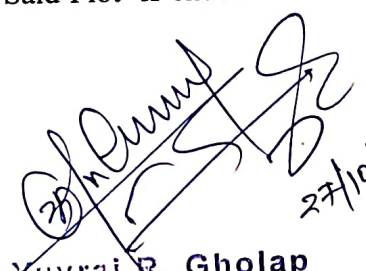
M/s. Shree Jay Ganesh Construction And Developers through its Proprietor Mahendra
Sayaji Pacharane

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 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 Plot is enclosed
herewith as annexure.

Encl : Annexure.

Dated : 27/10/2025


27/10/25
Adv. Yuvraj R. Gholap
B.S.L., LL.B., D.L.L. & LW
Lawyer's Chamber No. 11 & 12,
Near District Court, Rajgurunagar,
Tal. Khed, Dist. Pune. 410 505.



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.

Cont. : 9527424277.

Email : advyuvrajgholap@gmail.com

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



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.

Cont. : 9527424277.

Email : advyuvrajgholap@gmail.com

Outward No.

Date : 27/10/2025

4) Any other relevant title. No

5) Litigations if any. Nil

Date: 27/10/2025



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

