CHALLAN

MTR Form Number-6

GRN MH001988555202324P	BARCODE	Date 13/05/2023-15:29:20	Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	ADV ANIKET LAKHE
Location PUNE			
Year 2023-2024 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)	Gat No 103 Village Bakori Taluka Haveli District Pune
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023051301765	4049642006712
Cheque/DD No.		Bank Date	RBI Date	13/05/2023-15:29:41	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9921200290

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 लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

ANIKET LAKHE ADVOCATE

Print Date 13-05-2023 04:39:26

ANIKET LAKHE
B.S.L.,LL.B (SPL.)
ADVOCATE

Date:13/05/2023

To
MAHARASHTRA REAL ESTATE REGULATION AUTHORITY
6th & 7th Floor, HousfinBhavan, Plot No. C – 21, E Block,
BandraKurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

SUBJECT; Title clearance with respect to the property described herein below bearing **Gat No. 103** admeasuring about admeasuring **00 Hector 90 R (i.e. 2 Acar 10 R)** out of Gat No. 103, totally admeasuring 01 Hector 28 R, Situated at Village: Bakori, Taluka: Haveli, Dist: Pune, which is within the local limits of Zilla Parishad, Taluka Panchyat Samiti Taluka Haveli, Dist: Pune and also within the jurisdiction of the Sub-Registrar Haveli, Dist: Pune. as per the 7/12 extract. (hereinafter referred as 'the said plot').

I have investigated the title of the said land on the request of **Mr. Vishal Ashok Chugera,** Address at- Vishal Churega Enterprises , near Kedari Petrol Pump, Vanawadi, Pune 411040. and following documents i.e. :-

1) **Description of the Property**

All that peace and parcel of the landed property admeasuring 00 Hector 90 R (i.e. 2 Acar 10 R) out of Gat No. 103, totally admeasuring 01 Hector 28 R,Situated at Village: Bakori, Taluka: Haveli, Dist: Pune, which is within the local limits of Zilla Parishad, Taluka Panchyat Samiti Taluka Haveli, Dist: Pune and also within the jurisdiction of the Sub-Registrar Haveli, Dist: Pune. Along with all the right and benefits attached to the said Property and right to use the access / approach road to the ('the said plot')

2) **Documents of Allotment of the Property:-**

DEEDS & DOCUMENTS:-

Sr.No.	Document Type	Date	Sub Registrar Office

1	Release deed, Doc No. 5057/2004	17/11/2004,	Havel No.7 Pune
2	Sathekhat Doc No. 5076/2004	17/11/2004	Havel No.7 Pune
3	Sale Deed Doc Nos. 8456/2005	29/09/2005	Haveli No.7, Pune
4	Correction deed Doc Nos. 9469/2005	15/10/2005	Haveli No.7, Pune
5	Sale Deed Doc No. 2630/2012	22/03/2012	Haveli No.11 Pune
6	Sale Deed Doc No.375/2013	10/01/2013	Haveli No.7, Pune
7	Sale Deed Doc No. 792/2013	24/01/2013	Haveli No.21, Pune
8	Sale Deed Doc No. 9508/2013	22/08/2013	Haveli No.6, Pune
9	Power of Attorney Doc No. 9509/2013	22/08/2013	Haveli No.6, Pune
10	Sale Deed Doc No. 9510/2013	23/08/2013	Haveli No.6, Pune
11	Power of Attorney Doc No. 9512/2013	23/08/2013	Haveli No.6, Pune

3) 7/12 EXTRACT & MUTATION ENTRIES

Old & New 7/12 extract issued by Talathi Village: Bakori, Taluka: Haveli, Dist: Pune.

Mutation Entries No :- 894,1674,1675,1676

ANIKET LAKHE ADVOCATE

AniketLakhe(Advocate)
1077,ShukrawarPeth,Pune411002.
::email-adv.aniketlakhe@gmail.com::MobileNo.-+919921200290::

4) Search Report for 30 years from **1994 till 2023.**

2) On Perusal of the above mentioned document and all other relevant documents relating to title of the said property I am of the opinion that subject to whatever is stated by me in the Title Certificate dated 12/05/2023, the title of **Mr. Vishal Ashok Chugera,** are to the respective shareinthe said property bearing **Gat No. 103** appears to be is clear and marketable and without any encumbrances.

Owner of the land is **Mr. Vishal Ashok Chugera,.**

3) The report Reflecting the flow of the title of the **Mr. Vishal Ashok Chugera,** on the said is enclosed herewith as annexure.

Encl : Annexure.

Date: 13/05/2023

A.D. Lakhe

Advocate.
Aniket Lakhe

ANIKET LAKHE ADVOCATE

ADV. ANIKET LAKHE
1305, HBC Complex,
Shukrawar Peth,
Hira Baug Chowk, Pune-2
Mob. No. 9921200290

FORMAT – A
(Circular No: 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Gat No. 103

7/12 EXTRACT

Old & New 7/12 extract issued by Talathi Village: Bakori, Taluka: Haveli, Dist: Pune.
Gat No. 103

1. TITLE FLOW HISTORY:-

BREIF TITLE HISTORY OF LAND TALATHI VILLAGE: BAKORI, TALUKA: HAVELI, DIST: PUNE. BEARING GAT No. 103.

GAT No. 103

That on perusal 7/12 extract in hand i.e. of land Gat No. 103, admeasuring 1 Hector 28, Village Bakori for Year 2007 to 2017 it appears that Name Mr. Vishal Ashok Chugera is appearing as Owner, Possessor, holder of land Admeasuring 90 Aar out of Total Land. (hereinafter referred to as "Said Present Owner Mr. Vishal Chugera of 90 Aar")

i. That on perusal of Release deed, dated 17/11/2004, registered in Sub Registrar Haveli No.7 Pune, at Serial No. 5075/2004 it appears that Sisters namely 1) Muktabai Baburao Darekar, 2) Champabai Anandrao Darekar, executed Relesae Deed' in favour of Brother Mr. Sitaram Kondiba Warghade, about ancestral properties bearing Land Gat No. 103, 107, 164 and Gat No. 178, situated at Village Bakori, without any consideration and only due to natural love and affection towards brother. That by virtue of said Release deed they have also admitted the absolute ownership and possession of the Brother Mr. Sitaram Kondiba Warghade upon the properties i.e. particularly Gat No. 103. (Hereinafter referred to as "Said Mr. Sitaram Warghade").

ii. That on perusal of Sathekhat, dated 17/11/2004, registered in Sub Registrar Haveli No.7 Pune, at Serial No. 5076/2004, it appears that said Mr. Sitaram Kondiba Warghade, Ramdas Sitaram Warghade, Navnath Ramdas Warghade, Hirabai Dattoba Satav, Tarabai Namdev Tathe, Muktabai Baburao Darekar, Champabai Anandrao Darckar i.e. the members of the Mr. Sitaram Kondiba Warghade family have agreed to sale the land admeasuring 00 Hector 97.5 Aar Out of Gat No. 103, situated at Village Bakori for consideration, in Favour of Mr. Jaibhagwan Hukumchand Bansal and Motilal Maganlal Lambole. "Said Sathekhat dated 17/11/2004".

iii. That on perusal of Sale Deed, dated 29/09/2005, registered in Sub Registrar Haveli No.7 Pune, at Serial No. 8456/2005, it appears that as agreed under above Sathekhat dated

17/11/2004, said Mr. Sitaram Kondiba Warghade since died through legal heirs Ramdas Sitaram Warghade for Self as of Legal heir of Late Sitaram Warghade, Bhamabai Ramdas Warghade, Navnath Ramdas Warghade, Hirabai Dattoba Sathy, Tarabai Namdeo Tathe executed Sale Deed about Land admeasuring 90 Aar out of Gat No. 103, Bakori for consideration only in favour of Mr. Jaibhagwan Hukumchand Bansal, with the Consent Party: Motilal Magantal Lambole i.e. the proposed purchaser party No. 2 in said Sathekhat. "Said Sole Purchaser Mr. Jaibhagwan Hukumchand Bansal of 90 Aar"

iv. That as per said registered sale deed dated 29/09/2005 being the sole lawful owner possessor for the 90 Aar land out of Gat No. 103, the name of purchaser Mr. Jaibhagwan Hukumchand Bansal was duly certified in revenue record i.e. 7/12 extract vide Mutation Entry No. 894, dated 10/03/2006.

v. That on perusal of Correction deed, dated 15/10/2005, registered in Sub Registrar Haveli No.7 Pune, at Serial No. 9469/200, it appears that the name of Mr. Motilal Maganlal Lambole was wrongly entered into Inpute form/Index: II Extract of sale deed dated 29/09/2005 and since Mr. Jaibhagwan Hukumchand Bansal has solely purchased the land 90 Aar, corrected Deed is get registered verifying typographical mistake in favour of sole Purchaser Mr. Bansal., by the Vendor and Consenting party.

vi. That on perusal of Sale deed, dated 22/03/2012, registered in Sub Registrar Haveli No.11 Pune, at Serial No. 2630/2012, it appears that said sole purchaser Mr. Jaibhagwan Hukumchand Bansal sold the said 90 Aar land out of Gat No. 103, in Favour of 1) Mr. Abdul Wahab Hanif Mujawar and 2) Navnath Dattatraya Phalke against consideration. "Said 1) Mr. Abdul Wahab Hanif Mujawar and 2) Navnath Dattatraya Phalke".

vii. That on perusal of Exh.1 Plaint Copy of Suit No. Spl Civil suit No. 1211/2012 filed before Hon'ble Civil Judge Senior Division, Pune By the plaintiff namely Mr. Dheeraj Jaibhagwan Bansal against Defendants Mr. Abdul Wahab Hanif Mujawar and Others-09 about Suit property Gat No. 103 of Village: Bakori and Gat No: 577 of Village: Koregaon Bheema, it appears that alleging fraud played on the late Mr. Jaibhagwan Hukumchand Bansal ie. the Vendor of said Mr. Abdul Wahab Hanif Mujawar and Mr. Navnath Dattatraya Phalke, prayed for the cancellation of sale deed dated 22/03/2012, registered in Sub Registrar Haveli No.11 Pune, at Serial No. 2630/2012. "Said Suit No. 1211/2012"

viii. Thereafter on perusal of Sale Deed and Index: II, dated 10/01/2013, registered in Sub Registrar Haveli No.7 Pune, at Serial No. 375/2013, it appears that Mr. Navnath Dattatraya Phalke i.e. the co-purchaser under said disputed sale deed dated 22/03/2012 under said suit no. 1211/2012, have transferred his share i.e. 45 Aar out of 90 Aar out of Gat No. 103 against consideration in Favour of plaintiff i.e. Mr. Dheeraj Jaibhagwan Bansal. "Said Mr. Dheeraj Bansal's Purchase area 45 Aar"

ix. Thereafter it appears that said Mr. Dheeraj Bansal being the owner possessor of 45 Aar under above sale deed dated 10/01/2013, have further transferred 11 Aar land out of 45 Aar, in

favour of Mr. Surendra Ramial Agarwal, vide registered sale deed, dated 24/01/2013, duly registered in Sub Registrar Haveli No.21 Pune, at Serial No. 792/2013 and accordingly being the purchaser owner the name of purchaser Mr. Surendra Agarwal get recorded into 7/12 Extract vide Mutation Entry No. 1674, dated 26/08/2013. "Said Mr. Surendra Agarwal owner of 11 Aar out of Gat No. 103"

x. Thereafter it appears that, meantime the plaintiff and some of the defendants i.e, the purchaser of land admeasuring 90 Aar out of Gat No. 103, get settled the dispute amicably out of the court and therewith the plaintiff of Suit No; 1211/2012 have filed Application (Exh.63) Under 0: 23, R:1 of CPC and thereby Abandon / Withdrawal his claim/suit/ Allegation against the defendants with respect to the suit property LA therein i.e. Gat No. 103. That accordingly Hon'ble Civil Judge Senior Division, Pune has pleased to passed the Order dated 10/12/2013 and thereby the Suit property 1A i.e. Gat No. 103 is deleted from the suit No. 1211/2012. "Said Disposal of Suit with respect to Gat No. 103"

xi. Thereafter, vide Sale Deed, dated 22/08/2013, registered in Sub Registrar Haveli No.06 Pune, at Serial No. 9508/2013 coupled with Power of Attorney, dated 22/08/2013, bearing Serial No. 9509/2013, it appears that said Mr. Surendra Ramlal Agarwal owner of 11 Aar land with the Consent of Mr. Dheeraj J. Bansal, have transferred the 11 Aar land Favour of Mr. Vishal Ashok Chugera against consideration. That being the purchaser owner, possessor of 11 Aar land out of Gat No 103 name of Mr. Vishal Chugera get certified Vide Mutation Entry No. 1675, dated 26/08/2013. "SAID SALE DEED OF 11 AAR DATED 22/08/2013 OF MR. VISHAL CHUGERA".

xii. It also appears that having settled the dispute under said Suit No. 1211/2012, purchaser under sale dated 22/03/2012 Mr. Abdul Wahab Hanif Mujawar being the purchaser of Half share i.e. 45 Aar out of the Gat No. 103 and being the Purchaser of 34 Aar land (After selling 11 Aar land to Mr. Surendra Agarwal out of entire 45 Aar) under Sale Deed dated) 10/01/2013 Mr. Dheeraj Jaibhagwan Bansal have collectively Sold 79 Aar land out of Gat No. 103, with the consent of 1) Navnath Dattatraya Phalke and 2) Mr. Guddu Mehboob Shaikh against receipt of agreed consideration in favour Mr. Vishal Ashok Chugera, vide Sale Deed, dated 23/08/2013, registered in Sub Registrar Haveli No.06 Pune, at Serial No. 9510/2013. That said Sale is also coupled with Power of attorney bearing Serial No. 9512/2013. That being the sole purchaser, owner, possessor of said 79 Aar land the name of Mr. Vishal Ashok Chugera also certified into record of rights of the Gat No 103 vide Mutation Entry No. 1676, dated 26/08/2013. "SAID SALE DEED OF 79 AAR DATED 23/08/2013 OF MR. VISHAL CHUGERA"

ANIKET LAKHE ADVOCATE

3) Search Report for last 30 years from 1994 to 2023, taken from online (IGR Website) and Sub Registrar office at Haveli, District Pune, within the limits of Sub-Registrar, Haveli, Pune &, bearing Gat No. 103, by paying the required search fees of Rs.750/- vide Receipt bearing **GRN No. MH001988555202324P** Dtd. 13/05/2023 in the office of Sub-Registrar office Haveli, Pune.

a. As per search receipt I have carried out search investigation of above mentioned properties from the year1993 to 2023

While taking search of separate as well as mix registers of index II, and as per record available, I certify that I have not found any cross entry against the captioned property.

b. That from the year 2002,all registration offices have become centralized, and hence a document can be register anywhere in registration offices, hence, the records of the entire Registrar office is available in the Joint District Pune(UDR) Office from the year1993-2023.However I have conducted search as records available with me.

c. The said Search however, is subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4) Any other relevant title

i. That on perusal of Exh.1 Plaint Copy of Suit No. Spl Civil suit No. 1211/2012 filed before Hon'ble Civil Judge Senior Division, Pune By the plaintiff namely Mr. Dheeraj Jaibhagwan Bansal against Defendants Mr. Abdul Wahab Hanif Mujawar and Others-09 about Suit property Gat No. 103 of Village: Bakori and Gat No: 577 of Village: Koregaon Bheema, it appears that alleging fraud played on the late Mr. Jaibhagwan Hukumchand Bansal ie. the Vendor of said Mr. Abdul Wahab Hanif Mujawar and Mr. Navnath Dattatraya Phalke, prayed for the cancellation of sale deed dated 22/03/2012, registered in Sub Registrar Haveli No.11 Pune, at Serial No. 2630/2012. "Said Suit No. 1211/2012"

ii. Thereafter it appears that, meantime the plaintiff and some of the defendants i.e, the purchaser of land admeasuring 90 Aar out of Gat No. 103, get settled the dispute amicably out of the court and therewith the plaintiff of Suit No; 1211/2012 have filed Application (Exh.63) Under 0: 23, R:1 of CPC and thereby Abandon / Withdrawal his claim/suit/ Allegation against the defendants with respect to the suit property LA therein i.e. Gat No. 103. That accordingly Hon'ble Civil Judge Senior Division, Pune has pleased to passed the Order dated 10/12/2013 and thereby the Suit property 1A i.e. Gat No. 103 is deleted from the suit No. 1211/2012. "Said Disposal of Suit with respect to Gat No. 103".

5. REASONS FOR ISSUE OF THE TITLE OPINION:

That the current Land Developer Mr. Vishal Ashok Chugera intends to develop and sale said Land/Plot Property demarcated on the said land/Plot Property to various prospective purchaser and therefore requestedme to issue Title Opinion Report with respect to their Developments Rights to the said Land/Plot Property.

6. QUALIFICATIONS AND ASSUMPTIONS:-

1) This Report is given presuming that the documents mentioned in the list above are the accurate photo copies of the documents and the documents mentioned are not

AniketLakhe(Advocate)
1077,ShukrawarPeth,Pune411002.
::email–adv.aniketlakhe@gmail.com::MobileNo.- +919921200290::

modified and amended and the said document are executed by the parties named in the documents.

ii) This Opinion report covers only the facts brought to my notice by the client.

iii) No search is taken from the office of sub-registrar as therewere no specific instructions from the client to take such search.

7. DECLARATION: Mr. Vishal Ashok Chugera have declared that neither is the said land /Plot Property subject matter of any acquisition, requisition, reservation nor is the same subject matter of any suit, prohibitory order of injunction or attachment or any pending litigation, nor is the same subject matter of any transaction of agreement, sale, gift, lease, lien, license, mortgage (either equitable or otherwise) or any other encumbrances and the said land is in their possession being absolute owner and the originals of sale deed and such documents are in their custody and thus the said owners have instructed to wave the search to be taken in the office of Sub Registrar, Haveli, Pune.

8. OPINION: Therefore on the basis of the relevant documents and revenue record made available and information, declaration given to me and subject to whatever stated herein above I am of the opinion that the said Land Developer i.e. **Mr. Vishal Ashok Chugera** is absolutely seized and possessed of and otherwise well and sufficiently entitled to develop the said Land/Plot Property and the same is free from encumbrance and doubts and they have clean, clear and marketable Title thereto.

9. CONCLUSION:- Considering aforesaid supplied documents, I am of the opinion that the owner of said property situated at Village Bakori, Taluka-Haveli, District- Pune. within the limits of the Sub-Registrar Haveli, ,and Zilla Parishad Pune, Taluka Panchayat Haveli, Pune , lying and situated at Village **Gat No. 103** is owned by **Mr. Vishal Ashok Chugera** and it is free from all encumbrance.

Dated: 13/05/2023

Place:-Pune

A.D.Lakhe

ADV.ANIKET LAKHE

ADV. ANIKET LAKHE
1305, HBC Complex,
Shukrawar Peth,
Hira Baug Chowk, Pune-2
Mob. No. 9921200290