CHALLAN

MTR Form Number-6

GRN	MH006695239202223E	BARCODE		Date	22/08/2022-15:46:57	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	HVL9_HAVELI 9 JOINT SUB REGISTRAR	Full Name	Adv Dnyaneshwar Yashwant Mutalik
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	S No.13
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Narhe
0030072201 SEARCH FEE	750.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	Search from 1992 to 2022 Narhe S No.13/1/1
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042022082250641	008732488
Cheque/DD No.		Bank Date	RBI Date	22/08/2022-15:48:14	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 98222 7107

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.

Print Date 22-08-2022 03:48:21

ADV DNYANESHWAR Yashwant mutalik

ADVOCATE & NOTARY
SATARA

230, Shaniwar Peth, Devi Chowk, Near Datta Kashi Hospital ,Satara-415002

LEGAL OPINION AND TITLE CLEARANCE REPORT

FORMAT A

To,
MAHA RERA
Pune

Respected Sir,

I, Dnyaneshwar Yashwant Mutalik, Advocate & Notary, R/o. 230, Shaniwar Peth Satara 415 002, do hereby submit my "Title Search Report" report, as follows.

1	a) Name of the unit/concern/ company/Developer/Promotor .	Durvankur Vastunirmiti Pvt. Ltd. Registered Company under Reg. No. U4509PN2010PTC137974, 2010-11 dtd. 13.12.2010
2	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Survey No. 13/1/1 Total Area 80 R out of 1 H.21 R. situated at Narhe, Tal Haveli, Dist Pune.
3	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Said property is situated at S.No.13/1/1, Nerhe, tal. Haveli, Dist. Pune & Boundaries of said property are as follows On or towards East : Road On or towards South : Pot Hiss out of S.No.13 On or towards West : Pot Hiss out of S.No.7 On or towards North : Pot Hiss out of S.No.6
4	a) Particulars of the documents scrutinized-serially and chronologically.	

	(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.			
Sl. No.	Date	Name / Nature of the Document	Original/ certified copy/ Certified extract / photocopy, etc.	In case of copies. whether the original was scrutinized by the Advocate.
i		7/12 extract of Survey No.13/1/1 situated at Nerhe, Tal. Haveli, Dist Pune	Original	Certified
ii	01/10/1982	Amendment deed dated 04/01/1984, in respect of partition	Certified	Certified
iii	30/04/82	Release Deed	Registration Extracts	Certified
iv	30/04/82	Receipt of Registered release deed	Certified	Certified
v	25/04/2008	Registered release deed No. 3574/2008	Original	Original
vi	30/12/2010	Release deed No. 11921/2010, dtd. 30/12/2010 alongwith Index-II dtd 30/12/10, also 7/12 extracts of survey Nos. 13/1/1, 13/2/1, 7/18, 7/19, 7/20 and Copies of Mutation Entry No.1303, 3834, Index No.-II etc.	Original	Original
vii	30/12/2010	Agreement to Sale cum Development Agreement Reg. No. 11922/2010 alongwith 7/12 extracts of Survey Nos. 13/1/1, 13/2/1, 7/18, 7/19, 7/20 and Index No. II ,	Original	Original

		Certificate of Incorporation form No. 1 for the year 2010-2011		
viii	30/12/2010	Registered Irrevocable General Power of Attorney Reg. No. 11923/2010.	Original	Original
	c) Name of the office where search has been made .		I have taken search of said property in the office of Sub Registrar office Haveli No. 9, at Haveli Tal. Haveli Dist. Pune on 20/08/2022 for 30 years i.e. 1992 to 2022	
5	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 (following promoter/ developer/company) is clear, marketable and without any encumbrances. Narayan & Satish s/o. Pandharinath Pawar are absolute owner of S.No.13/1/1, Nerhe, tal. Haveli, Dist. Pune along with other properties mention as per agreement to sale cum development agreement in favour of Durvankur Vastunirmiti Pvt. Ltd. T Registered Company under Reg. No. U4509PN2010PTC137974, 2010-11 dtd. 13.12.2010. The report reflecting the flow of the title of the promoter/developer/company on the said land is enclosed herewith as annexure. Encl.: Annexure Advocate			

ANNEXURE
Format A

FLOW OF THE TITLE OF THE SAID LAND.

Respected sir,

I have taken search of said property in the office of sub-Registrar Haveli No. 10, at Haveli, Tal. Haveli, Dist. Pune. on 20/08/2022. for 30 years i.e.1992 to 2022, A original also attach with this report along with other documents. & submitting my fresh report as per out newly proforma.

The above property i.e. S.No.13/1/1, Nerhe, tal. Haveli, Dist. Pune. is absolute propety of applicant.

Originally the said property was an ancestral property, owned by let Sadashiv Pundlik Pawar, who died on 22/11/1974, after his death the mutation entry no. 1303 was effected on 05/08/1976. by such mutation the names of legal heirs i.e. sons- 1. Pandharinath 2. Vishvanath 3. Dnyaneshwear 4. Tukaram & married daughters namely 1. Smt. Janabai Bhagwan Yadav 2. Mirabai Kisan Yadav 3. Smt. Lata Hanmant Salunkhe 4. Smt. Nirmala Shankarrao Dalvi 5. Smt. Vasundhara Kumarrao Salunkhe & wife of dicesed Smt. Parvatibai Sadashiv Pawar, we were entered to the Record of Right of said property.

After that, Pandarinath Sadashiv Pawar died on 22/09/99 living behind his legal heirs, namely wife Smt. Kashibai Pandhrinath Pawar & two sons namely 1. Narayan 2 Satish, Also married daughter Sou. Shobha Vitthal Gore. After Pandharinath's Death M.E. No. 3803 was effected on 08/10/99 & by such Mutation the names of above mention legal heirs were entered to the record of R/R of said property.

Therefore, these legal heirs of deceased Pandharinath Sadashiv Pawar were & are absolute owner of the said properties. Therefore titles of

these properties are properly transferred to them. These legal heirs were & are having full and marketable title of this property No. 13/1/1.

During the search I found that, Smt. Kashibai pandharinath Pawar died on 07/07/2012, but this fact was not recorded by Revenue Authority. Hence, the Mutation Entry in respect of her name till not effected. It will take time record her death.

Regarding property No. 13/1/1, This Property is an ancestral property and hence, legal heirs of deceased Pandharinath Sadashiv Pawar were & are having share in this property.

On 1 Oct, 1982, family partition deed took place among all legal heirs of diseased Sadashiv Pundalik Pawar, for divedation of all ancestral properties along with the above mentioned property. At that time properties were numbered as Survey No's & Not Gat Nos. As per said partition they have got their separate shares out of these properties. During the execution of Partition Deed there were some mistakes in writings, hence amendment Deed of Partition took place on 04/08/1984. This Amendment Partition Deed is also executed by all legal heirs of deceased Sadashiv Pundalik Pawar. It is also registered in the office of Sub Registrar Haveli at Haveli, Dist. Pune

By Registered release deed dated 30/04/1982, executed between sons & married daughter of the deceased Sadashiv Pundalik Pawar, before family partition all married daughters of deceased Sadashiv Pundlik Pawar released their Right & Title in favour of their real brothers, namely Pandharinath, Vishvnath, Dnyaneshwar & Tukaram.

Shri. Pandharinath Sadashiv Pawar died on 22/09/1999 at that time he was holding following properties, as per partition & purchased deed along with this property.

Sr.	Survey No.	Area H.R.	Assess R. P.	Share H.R.

No.				
1	7/18	0.35	1=56	0=29.20R
2	7/19	0.08	0.31	Whole
3	7/20	0.07	0.28	Whole
4	13/2/1	0.82	1.59	0.4
5	13/1/1	1.21	2.42	Whole

After, Pandharinath Sadashiv Pawar's death his legal heirs namely 1. smt. Kashibai Pandharinath Pawar(wife), 2. Narayan Pandharinath Pawar (Son), 3. Satish Pandharinath Pawar(Son) & 4. Sou. Shobha Vitthal Gore (Married Daughter) who had executed Registered Release Deed vide reg. No. 3574/2008 on 25 April 2008. By such release deed Sou. shobha Vitthal Gore released her rights & title of above mentioned property in favour of her mother & brothers. The said release deed is registered on 25/04/2008 in the office of Sub-Registrar, Haveli No. 16, at Tal. Haveli. Dist. Pune. By register No. 3574/3/19/2008 dated 25/04/2008.

Thereafter on 30/12/2010 a registered. release deed executed by Smt. Kashibai Pandharinath Pawar in favour of her sons namely 1. Narayan 2. Satish. This This deed is registered in the office of Sub-Registrar, Haveli No.1 Tal.Haveli, Dist. Pune, by register No. 11921/1/29/2010.

After release deed dated 25/04/2008, 30/12/2010 Shri. Narayan Pandharinath Pawar & Satish Pandharinath Pawar had executed development Agreement on 30/12/2010 in favour of 'M/s. Durvankur Vastunirmiti Pvt. Ltd., registered company under, the Indian company's Act 1956, through its director Shr. Chandrakant Eknath Pawar R/o. 68. Ramacha Got, Satara, Tal & Dist. Satara. Shri Narayan & Satish Sons of Pandharinath Pawar also executed registered, 'Irrevocable General Power of Attorney', on 30/12/2010, in favour of M/s. Durvankur Vastunirmiti

Pvt. Ltd., through its director Shri. Chandrakant Eknath Pawar, which is registered in the Sub-Registrar office, Haveli, Dist. Pune, by entry No. 11923/2010.

The details of transaction and executed documents between owners and developers, time to time as follows.

Sr. No	Date of Document & Date of Registration	Particular of documents in respect of the properties	Executed Between	Registration No.
1	01/10/1982	Partition Deed (Properties mentioned in Schedule)	1. Pandharinath Sadashiv Pawar, 2. Satish & Narayan S/o. Pandharinath Pawar, 3. Smt. Parvatibai Sadashiv Pawar, 4. Vishwanath Sadashiv Pawar, 5. Uddhav Vishwanath Pawar, 6. Shantaram Vishwanath Pawar 7. Mahendra Vishwanath Pawar, 8. Dnyaneshwar Vishwanath Pawar, 9. Sunil dnyaneshwar Pawar, 10. Surendra Dnyaneshwar Pawar, 11. Subhash Tukaram Pawar, 12. tukaram Sadashiv Pawar, All. R/o. 386, Sadashiv Peth, Pune.	6218/1982 Dtd. 01/10/1982
2	04/08/1984	Amendment Partition Deed (Properties mentioned in Schedule)	1. Pandharinath Sadashiv Pawar, 2. Satish & Narayan S/o. Pandharinath Pawar, 3. Smt. Parvatibai Sadashiv Pawar, 4. Vishwanath Sadashiv Pawar, 5. Uddhav Vishwanath Pawar, 6. Shantaram Vishwanath Pawar 7. Mahendra Vishwanath Pawar, 8. Dnyaneshwar Vishwanath Pawar, 9. Sunil dnyaneshwar Pawar, 10. Surendra Dnyaneshwar Pawar, 11. Subhash Tukaram Pawar, 12. tukaram Sadashiv Pawar, All. R/o. 386, Sadashiv Peth, Pune.	Dt. 04/08/1984

	3	02/10/1982	Declaration Deed in respect of Schedule Properties	1. Pandharinath Sadashiv Pawar, 2. Satish & Narayan S/o. Pandharinath Pawar. 3. Smt. Parvatibai Sadashiv Pawar. 4. Vishwanath Sadashiv Pawar. 5. Uddhav Vishwanath Pawar. 6. Shantaram Vishwanath Pawar 7. Mahendra Vishwanath Pawar. 8. Dnyaneshwar Vishwanath Pawar. 9. Sunil dnyaneshwar Pawar. 10. Surendra Dnyaneshwar Pawar. 11. Subhash Tukaram Pawar. 12. tukaram Sadashiv Pawar. All. R/o. 386. Sadashiv Peth. Pune.	Executed before Public Notary on 02/01/1982 And its Registration No. B-1370
	4	25/04/2008	Registered Release Deed 25/04/2008 in respect of above schedule properties	Shobha Vitthal Gore. Age-62 Yrs. Occ-Housewife. R/o. 406/26/B. Incorp. Apnaghar Unit. (West) Mumbai No.-58 in favour of Smt. Kashibai Pandharinath pawar. Satish Pandharinath Pawar & Narayan Pandharinath Pawar	Registered No. 3574/2008 Dt. 25/04/2008
	5	30/12/2010	Registered Release Deed 30/12/2010 in respect of above schedule properties	Smt. Kashibai Pandharinath Pawar in favour Narayan pandharinath & Satish Pandharinath Pawar	Registered No. 11921/2010 Dtd.30/12/10
	6	30/12/2010	Regd. Agreement to Sale cum Development Agreement	1. Narayan Pandharinath Pawar. 2. Satish Pandharinath Pawar in favour of M/s Durvankur Vastunirmiti Pvt. Ltd., Regd. Company under the Indian Companies Act. 1956. its Regd.No. U-45209PN2010PTC 137974 through its director Shri. Chandrakant Eknath Pawar of Satara	11922/2010 Dtd. 30/12/2010 in the office of Sub-Registrar Haveli No 1 Pune
	7	30/12/2010	Irrevocable General Power	Executed by 1. Narayan Pandharinath Pawar. 2. Satish Pandharinath Pawar in	11923/2010 Dt.

			of Attorney	favour of M/s Durvankur Vastunirmiti Pvt. Ltd., Regd. Company under the Indian Companies Act, 1956, its Regd.No. U-45209PN2010PTC 137974 through its director Shri. Chandrakant Eknath Pawar of Satara	30/12/2010

SEARCH REPORT

Survey No. 13/1/1, area 1H. 21R. situated at Narhe, tal. Haveli Dist Pune was originally owned by Late Pandharinath Sadashiv Pawar, who died on 22/09/1999. After his death title & possession of said Survey No. 13/1/1 alongwith other properties such as 7/18, 7/19, 7/20 & 13/2/1, transferred to his legal heirs namely 1. Wife Kashibai Pandharinath Pawar, Sons 1. Satish & 2. Narayan and Married daughter Mrs. Shobha Vitthal Gore, who became absolute owners of the said properties. Therefore, they had full rights to execute release deeds, Agreement to sale cum Development Agreement & power of attorney. These release deeds & Development Agreement & Power of attorney are properly executed by competent persons with proper stamps & these documents are registered as per Registration Act.

Durvankur Vastunirmiti Pvt Ltd through itd director Mr Chandrakant Eknath Pawar obtained Commemcement Certificate No BHA/637/20-21 from Pune Metropolitan Regional Development Authority, Pune on 20/07/2021 along with the revised approved building plan. I have gone through the Original & certified, copies at the time of search; these documents are properly executed, & duly stamped & Registered as per Registration Act. These transactions took place and documents executed by competent persons who were having full right to execute them. Therefore documents executed by them are absolutely legal.

Therefore, M/s. Durvankur Vastunirmiti Pvt. Ltd., co. which is registered under Company's Act 1956 & its Registration No. U-

	45209PN2010PTC 137974 through its director Mr. chandrakant Eknath Pawar, R/o.68 Ramacha Got, Satara having full rights & Power to develop the said property. Therefore I am of the opinion that M/s. Durvankur Vastunirmiti Pvt. Ltd., Co. which is registered under Company's Act 1956 & its Registration No. U-45209PN2010PTC 137974 through its director Mr. Chandrakant Eknath Pawar, R/o. 68, Ramacha Got, satara having possession of said properties with full title to develop.	
7	Whether property is leasehold;	NOT APPLICABLE
8	Nature of Minor's interest, if any	Not Applicable
9	If the property has been transferred by way of Gift/Settlement Deed, whether:	Not Applicable
10	Whether the property is subject to any wakf rights?	Not Applicable
11	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	No
12	(a) Whether the property is subject to any pending or proposed landacquisition proceedings? (b) Whether any search / enquiry is made with the Land Acquisition Office and the outcome of suchsearch/enquiry.	No

13	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.Title of the property is not subject matter of any litigation. Legal case pending against the Land Owner, Company is one of the defendant in Civil case.
	(b) Whether the title documents have any court seal/ marking which points out any litigation/ attachment /security to court in respect of the property in question? In such case please comment on such seal/marking.	No.

14	If the property is a flat/apartment or residential / commercial complex, comments:	Residential Flats
15	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	As per Search the said property is free from all encumbrances, lien, charges etc.

Satara
Date :**22/08/2022**

Shri.Dnyaneshwar Yashwant Mutalik
Advocate

Mobile : 982[illegible]
Adv. D. Y. MUTALIK
230, Shaniwar Peth,
Satara - 415 002.