



**CHALLAN**  
**MTR Form Number-6**



GRN	MH000628545202122E	BARCODE			Date	20/04/2021-14:08:31	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	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ADVOCATE NILESHKUMAR LAXMAN SHINGARE			
Location	PUNE		Flat/Block No.		SURVEY NO. 672/G 113 NO. 954 PLOT NO. 1			
Year	2021-2022, One Time		Premises/Building		AND 4			
Account Head Details			Amount In Rs.					
0030072201 SEARCH FEE			750.00		Road/Street			
					BIBAVEWADI			
					Area/Locality			
					HAVELI PUNE			
					Town/City/District			
					PIN			
					4 1 1 0 3 7			
					Remarks (If Any)			
					SEARCH FEE FOR THIRTY YEARS			
					Amount In			
					Seven Hundred Fifty Rupees Only			
					Words			
Total			750.00					
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		000405/2021042035303	
			Bank Date		RBI Date		20/04/2021-14:24:09	
Cheque/DD No.							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. : 9096981089  
 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.



**SEARCH AND TITLE REPORT**

1. **NAME OF THE PROJECT/SCHEME :**

LOTUS MANAS.

2. **NAME OF THE DEVELOPER :**

M/s. Lotus Manas Developers LLP.

3. **DESCRIPTION OF THE LAND :**

A) All those pieces and parcels of non-agricultural lands or ground bearing Survey No. 672/6, Plot No. 1, CTS No. 854 admeasuring area about 1000.00 Square Meters situated at Village Bibavewadi (Previously known as Munjeri), Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, within the Sub-Registration District of Haveli, Taluka Haveli, District Pune and which is bounded as follows :

On or Towards East :- By 36 Meter wide Public Road (Swami Vivekanand Road).

On or towards South :- By 9 Meter wide Public Road (Shirish Degaonkar Road).

On or towards West :- By Rewati Apartment No. 1, Survey No. 672/6 Plot No. 2 Bibavewadi, Pune.

On or towards North :- By Survey No. 672/6, Plot No. 4, Bibavewadi, belonging to Mr. Prashant Ghunage.

B) All those pieces and parcels of non-agricultural lands or ground bearing Survey No. 672/6, Plot No. 4 (as per sanctioned layout Plot No. 1), CTS No. 854 admeasuring area about 260 Square Meter situated at Village Bibavewadi (Previously known as Munjeri), Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, within the Sub-Registration District of Haveli, Taluka Haveli, District Pune and which is bounded as follows :-

On or Towards East :- By 100 Foot Pune Municipal Corporation Road.



On or towards South :- By Manas Co-operative Housing Society.

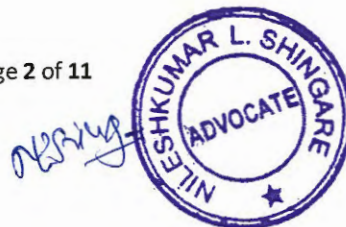
On or towards West :- By Plot No. 2.

On or towards North :- By Survey No. 672/5..

Hereinafter for the sake of brevity and convenience aforesaid land referred to or called as "THE SAID LAND".

**4. DOCUMENTS SUPPLIED FOR SCRUTINY :**

- 4.1 Xerox copy of 7/12 extract and mutation entries.
- 4.2 Xerox copy of Property Card.
- 4.3 Xerox copy of Commencement Certificate dated 19/07/1984 bearing No. 1943, issued by Pune Municipal Corporation, Pune.
- 4.4 Xerox copy of Part Completion Certificate dated 20/11/1985 bearing No. BCO/12863, issued by Pune Municipal Corporation, Pune.
- 4.5 Xerox copy of Part No. 2 Completion Certificate dated 05/11/1986, issued by Pune Municipal Corporation, Pune.
- 4.6 Xerox copy of Society Registration Certificate dated 25/11/1987 bearing no. PNA/(PNA)/HSG(TC)/1146/87-88, issued by Deputy Registrar Co-operative Society, Pune City, Pune.
- 4.7 Xerox of Agreement executed by and between the parties i. e Mrs. Kalawatibai Dnyanoba Farande and M/s. Baldota Gada and Associates in favour of Manas Shree Co-operative Housing Society Ltd., dated 05/10/1990, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 14752/1990.
- 4.8 Xerox of Agreement executed by and between the parties i. e Manas Shree Co-Operative Housing Society Ltd. through its Chairman Mr. Narendrakumar Sushilkumar Bubna, Secretary Mr. Ravindra Vishnu Deshpande and Treasure Tarachand Sonu Gaikwad in favour of M/s. Lotus Manas Developers LLP through its partner Mr. Satish Waman Giri, dated 31/12/2020, which is duly registered in the office of the Sub-Registrar Haveli No. 24, Pune at Serial No. 4437/2021.



- 4.9 Xerox of Power of Attorney executed by and between the parties i. e Manas Shree Co-Operative Housing Society Ltd. through its Chairman Mr. Narendrakumar Sushilkumar Bubna, Secretary Mr. Ravindra Vishnu Deshpande and Treasure Tarachand Sonu Gaikwad in favour of M/s. Lotus Manas Developers LLP through its partner Mr. Satish Waman Giri, dated 31/12/2020, which is duly registered in the office of the Sub-Registrar Haveli No. 24, Pune at Serial No. 4438/2021.
- 4.10 Xerox of Sale Deed executed by and between the parties i. e Mrs. Kalawatibai Dnyanoba Farande in favour of Mr. Satish Harishchandra Oswal, dated 28/11/1990, which is duly registered in the office of Sub-Registrar Haveli No. 2, Pune at Serial No. 18132/1990.
- 4.11 Xerox of Correction Deed executed by and between the parties i. e Mrs. Kalawatibai Dnyanoba Farande in favour of Mr. Satish Harishchandra Oswal, dated 28/08/1991 and which was registered in the office of Sub-Registrar, Haveli No. 2, Pune at Serial No. 13952/1991.
- 4.12 Xerox of Sale Deed executed by and between the parties i. e Mr. Satish Harishchandra Oswal in favour of Mr. Shailandra Shrikar Gade, dated 10/12/1999, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 7728/1999.
- 4.13 Xerox of Gift Deed executed by and between the parties i. e Mr. Shailandra Shrikar Gade in favour of Mrs. Kirti Shailandra Gade, dated 09/05/2007 and which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 11/05/2007 bearing registration date 11/05/2007.
- 4.14 Xerox of Sale Deed executed by and between the parties i. e Mrs. Kirti Shailandra Gade in favour of Mr. Prashant Madhukar Ghunage, dated 08/04/2008, which is duly registered in the office of Sub-Registrar Haveli No. 6, Pune at Serial No. 3137/2008.
- 4.15 Xerox of Agreement executed by and between the parties i. e Mr. Prashant Madhukar Ghunage in favour of M/s. Lotus Manas Developers LLP through its



partner Mr. Satish Waman Giri, dated 28/12/2020, which is duly registered in the office of the Sub-Registrar Haveli No. 24, Pune at Serial No. 15819/2020.

- 4.16 Xerox of Power of Attorney executed by and between the parties i. e Mr. Prashant Madhukar Ghunage in favour of M/s. Lotus Manas Developers LLP through its partner Mr. Satish Waman Giri, dated 28/12/2020, which is duly registered in the office of the Sub-Registrar Haveli No. 24, Pune at Serial No. 15825/2020.

5. **FLOW OF TITLE :**

- 5.1 **Survey No. 672/6, Plot No. 1, CTS No. 854 admeasuring area about 1000.00 Square Meters situated at Village Bibavewadi.**

It appears that the land bearing Survey No. 672 Hissa No. 6 (Old Survey No. 262 Hissa No. 6) CTS No. 854 of Village Bibavewadi (previously known as Munjeri), Taluka Haveli, District Pune was originally owned by one Smt. Jaibai Kondiba Bathe.

It further appears that the said Smt. Jaibai Kondiba Bathe transferred and conveyed the said land to Mr. Baburao Sakharam Waikar and Two others vide Sale Deed dated 10/06/1966, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 1508/1966.

It further appears that the said Mr. Baburao Sakharam Waikar and Two others prepared a Layout Plan in respect of the said land and the said layout was sanctioned by Pune Municipal Corporation under its Order No. TPO/4493 dated 17/11/1966. By the said Layout the said land was divided into three Plots and Plot No. 1 out of the said three Plots was allotted to the share of Mr. Baburao Sakharam Waikar. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 13078.



It further appears that the said Mr. Baburao Waikar died on 27/04/1969 without leaving behind any heir except his only daughter Mrs. Kalawatibai Dnyanoba Farande and hence the said Mrs. Kalawatibai Dnyanoba Farande became the sole and absolute owner of the said property. In furtherance of the same her name was mutated on 7/12 extract vide Mutation Entry No. 10294.

It further appears that the said Mrs. Kalawatibai Dnyanoba Farande obtained order u/s 8 (4) of the urban land (Ceiling and Regulation) Act, 1976 from competent Pune Urban Agglomeration, Pune on 24/11/1977 in respect of the said land.

It further appears that the Additional Collector, Pune has granted permission for the Non Agricultural use of the said land, vide its Order dated 05/05/1984 bearing No. PRN/SR/66/84.

It further appears that the said Mrs. Kalawatibai Dnyanoba Farande agreed to sell the said land to the M/s. Baldota Gada Associates vide Agreement for Sale dated 24/02/1984.

It further appears that the Pune Municipal Corporation sanctioned the building plan in respect of the building proposed to constructed on the said land vide Commencement Certificate dated 19/07/1984 bearing no. 1043.

It appears that M/s. Baldota Gada Associates have constructed building known as "Manas-Shree" consisting of 20 Flats and 1 Garage on the said land and M/s. Baldota Gada Associates has sold the said Flats, Garage to various Purchasers under various agreements.

It appears that M/s. Baldota Gada Associates has obtained the Part Completion Certificate bearing No. BCO/12863 on 20/11/1985 and Part No. 2 Completion



Certificate on 05/11/1986 from the Pune Municipal Corporation, Pune in respect of the said building constructed on the said land.

It appears that Flat Purchasers of various flats came together and formed a Co-operative Housing Society in the name and style of Manas Shree Co-Operative Housing Society Ltd. and got the same registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. PNA/(PNA)/HSG(TC)/1146/87-88 dated 25/11/1987.

It further appears that the Mrs. Kalawatibai Dnyanoba Farande and M/s. Baldota Gada and Associates sold, transferred and conveyed the said land to Manas Shree Co-operative Housing Society Ltd., vide Sale Deed dated 05/10/1990, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 14752/1990. In furtherance of the same its name was mutated on 7/12 extract vide Mutation Entry No. 19201.

It further appears that the said society members wanted to redevelop the society building and passed the resolution in society meeting on 13/01/2017 and the society in its Special General Meeting held on 13/01/2017 accepted the offer given by the M/s. Lotus Manas Developers LLP for the redevelopment of the said building.

It further appears that the Manas Shree Co-Operative Housing Society Ltd. through its Chairman Mr. Narendrakumar Sushilkumar Bubna, Secretary Mr. Ravindra Vishnu Deshpande and Treasure Tarachand Sonu Gaikwad by Agreement and Power of Attorney dated 31/12/2020, which is duly registered in the office of the Sub-Registrar Haveli No. 24, Pune at Serial Nos. 4437/2021 and 4437/2021 bearing registration date 02/03/2021 authorized M/s. Lotus Manas Developers

LLP through its partner Mr. Satish Waman Giri to develop the said land on certain terms and conditions mentioned in the said Agreement.

That in the aforesaid manner M/s. Lotus Manas Developers LLP acquired development rights of the said land.

**Survey No. 672/6, Plot No. 4 (as per sanctioned layout Plot No. 1), CTS No. 854 admeasuring area about 260 Square Meters situated at Village Bibavewadi**

It appears that the land bearing Survey No. 672 Hissa No. 6 (Old Survey No. 262 Hissa No. 6) CTS No. 854 of Village Bibavewadi (previously known as Munjeri), Taluka Haveli, District Pune was originally owned by one Smt. Jaibai Kondiba Bathe.

It further appears that the said Smt. Jaibai Kondiba Bathe transferred and conveyed the said land to Mr. Baburao Sakharam Waikar and Two others vide Sale Deed dated 10/06/1966, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 1508/1966.

It further appears that the said Mr. Baburao Sakharam Waikar and Two others prepared a Layout Plan in respect of the said land and the said layout was sanctioned by Pune Municipal Corporation under its Order No. TPO/4493 dated 17/11/1966. By the said Layout the said land was divided into three Plots and Plot No. 1 out of the said three Plots was allotted to the share of Mr. Baburao Sakharam Waikar. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 13078.

It further appears that the said Mr. Baburao Waikar died on 27/04/1969 without leaving behind any heir except his only daughter Mrs. Kalawatibai Dnyanoba



Farande and hence the said Mrs. Kalawatibai Dnyanoba Farande became the sole and absolute owner of the said property. In furtherance of the same her name was mutated on 7/12 extract vide Mutation Entry No. 10294.

It further appears that the said Mrs. Kalawatibai Dnyanoba Farande transferred and conveyed the said land to Mr. Satish Harishchandra Oswal vide Sale Deed dated 28/11/1990, which is duly registered in the office of Sub-Registrar Haveli No. 2, Pune at Serial No. 18132/1990. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 18071.

It further appears that the due to mistake in boundaries and for rectification of these mistake mentioned original Sale Deed dated 28/11/1990, the said Mrs. Kalawatibai Dnyanoba Farande and Mr. Satish Harishchandra Oswal made and executed Correction Deed, on 28/08/1991 and which was registered in the office of Sub-Registrar, Haveli No. 2, Pune at Serial No. 13952/1991 in respect of the said land. In furtherance of the same Correction Deed effect taken on 7/12 extract vide Mutation Entry No. 19162.

It further appears that the Tahsildar, Pune City, Pune issued Order bearing no. Hano/Washi/1083/1999 dated 02/07/1999 for the name of Mr. Satish Harishchandra Oswal was recorded in New 7/12 extract and its given new Plot No. 4 and the said Order effect taken on 7/12 extract of the said land vide Mutation Entry No. 21013.

It further appears that the said Mr. Satish Harishchandra Oswal transferred and conveyed the said land to Mr. Shailandra Shrikar Gade vide Sale Deed dated 10/12/1999, which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 7728/1999. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 21169.



It further appears that the said Mr. Shailandra Shrikar Gade has executed a registered Gift Deed of the said land in favour of his wife Mrs. Kirti Shailandra Gade on 09/05/2007 and which is duly registered in the office of Sub-Registrar Haveli No. 1, Pune at Serial No. 11/05/2007 bearing registration date 11/05/2007 and accordingly the name of the said Mrs. Kirti Shailandra Gade was recorded in the 7/12 extract of the said land as owner of the said land vide mutation entry bearing No. 23489.

It further appears that the said Mrs. Kirti Shailandra Gade transferred and conveyed the said land to Mr. Prashant Madhukar Ghunage vide Sale Deed dated 08/04/2008, which is duly registered in the office of Sub-Registrar Haveli No. 6, Pune at Serial No. 3137/2008. In furtherance of the same his name was mutated on 7/12 extract vide Mutation Entry No. 24283.

It further appears that the Mr. Prashant Madhukar Ghunage by Agreement and Power of Attorney dated 28/12/2020, which is duly registered in the office of the Sub-Registrar Haveli No. 24, Pune at Serial Nos. 15819/2020 and 15825/2020 authorized M/s. Lotus Manas Developers LLP through its partner Mr. Satish Waman Giri to develop the said land on certain terms and conditions mentioned in the said Agreement.

That in the aforesaid manner M/s. Lotus Manas Developers LLP acquired development rights of the said land.

**6. SEARCH :**

I have caused to be taken search of Index II Registers maintained in the office of Sub-Registrar Haveli, Pune in respect of the said land, for the year 30 year i.e. 1991 to 2021 (till date). However from the available documents I have not come across any adverse transaction pertaining to the said land also some of the record had



gone for binding and some was missing and not made available for scrutiny. It is pertinent to note that due to centralized system of registration it is not practically possible to conduct search in all the registration offices. I have been informed that there are no other transactions pertaining to the said land barring the aforesaid. Hence my opinion is strictly based on the documents and information supplied me. I have paid search fees vide E challan.

7. **LEGAL STATUS :-**

Manas Shree Co-Operative Housing Society Ltd. is the absolute owner of the land admeasuring 1000.00 Square Meters and Mr. Prashant Madhukar Ghunage is the absolute owner of the land admeasuring 260 Square meter. But they have assigned Their/his development rights to M/s. Lotus Manas Developers LLP. And now M/s. Lotus Manas Developers LLP holding development rights and also they have holding actual and physical possession to the same.

8. **CONCLUSION :**

I have no hesitation conclude and opinion that Manas Shree Co-Operative Housing Society Ltd. is the absolute owner of the land admeasuring 1000.00 Square Meters and Mr. Prashant Madhukar Ghunage is the absolute owner of the land admeasuring 260 Square Meter. But they have assigned his development rights to M/s. Lotus Manas Developers LLP. And now to M/s. Lotus Manas Developers LLP having actual and physical possession over the same. The said owners i.e. Manas Shree Co-Operative Housing Society Ltd. and Mr. Prashant Madhukar Ghunage having the title of the said land and the said title is good, clear and marketable without having any encumbrances and M/s. Lotus Manas Developers LLP holding the development rights in respect of the said land and M/s. Lotus Manas Developers LLP can construct over the said land as per sanctioned plans and specification and entitled to sell the same.

**NILESHKUMAR L. SHINGARE**  
**Advocate**

Office at : 601, Sector No. 25,  
Pradhikaran Nigdi, Pune 411044.  
email [nilesh.shingare@rediffmail.com](mailto:nilesh.shingare@rediffmail.com)  
Cell No. 9096981089

---

9. **REFUND OF PAPERS :**

After completing the scrutiny, inspection, observation and present title report in respect of the said land and the paper, documents, extracts etc. submitted to me by the applicant is returned herewith. Hence this search and title report is given accordingly.

Pune

Date: - 20/04/2021



Nileshkumar Laxman Shingare

Advocate