

ADV. NITISH SABHNANI
B.S.L, LL.B. LL.M (LONDON)

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Erandwane, Pune-411004
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Date: 24 August 2023

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA
House fin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra, Mumbai 400051.

Sub: - Title clearance certificate with respect of S. No. 135/1 corresponding to CTS Nos. 2290, 2291, 2293, 2294 and 2311 situated at Village:-Pashan, Taluka:-Haveli, Dist:- Pune, (hereinafter referred as the said plot.)

I have investigated the title of the said plot on the request of M/s Golden Kalash Housing LLP and following documents viz.

1. DESCRIPTION OF THE LANDS:-

All that piece and parcel of land adm about 5047.52 sq. mtr. (about 54,331.05 sq ft) out of the portion of land admeasuring 9924.56 sq.mtr being "Plot-A" (as per the plan sanctioned by Municipal Corporation) out of the portion of land admeasuring 2 Hectare 60 R out of the area of the land bearing Survey no 135 Hissa No 1, totally admeasuring about 9 Hectare 80.67 Are, i.e. 98067 sq mtr, situated at Village: Pashan, Taluka: Haveli, District: Pune and within the limits of Pune Municipal Corporation, with their respective areas, assessments and boundaries are as follows:



Land at Sr No	Survey Hissa No	Total Area		Subject Area		Boundaries
		H	Are	H	Are	
1	135/1	2	60	00	50.47	East: By Sr No 135/1 (Part) and CTS 2311 (Part) and scheme known as "Kumar Selena" South: By Sr. No 132 (Part) and CTS No 1627 West: By 15 Mtr wide D.P road North: By Sr No 135/1 (Part) and CTS No. 2311 (Part) and CTS No 2309 (Part)

Hereinafter the aforesaid land is independently referred to as the "Plot - A" and the lands are collectively referred to as 'the said land.'

II. PRESENT OWNERS OF THE SAID LAND:

The said land is presently owned by Golden Kalash Housing LLP through its partners as follows

Land at Sr No	Survey Hissa No	Total Area		Subject Area		Names of the Present Owners
		H	Are	H	Are	
1	135/1	2	60	00	50.47	Golden Kalash Housing LLP (Through its Partners) Mr. Vaibhav Mithare Mr. Sujeet Kale Mr. Vishal Vyas

III. THE DOCUMENTS OF ALLOTMENT OF PLOT:

(A) TITLE DOCUMENTS:

❖ All that piece and parcel of land adm. about 10 H 81 R out of land bearing S. No. 135 Hissa No. 1, situated at Village Pashan, Tal: Haveli, Dist:- Pune, was owned solely by Mr. Venu Tukaram Dalvi as per Mutation Entry No. 708. The said Mutation entry is dated 22/7/1934.

❖ Subsequently, the Said Owner Mr. Venu Tukaram Dalvi died intestate on 13/2/1939 leaving behind three sons viz. Mr. Shripati Venu Dalvi, Mr. Ganpat Venu Dalvi and Mr. Piraji Venu Dalvi as his only legal heirs and the said land devolved upon aforesaid legal heirs each having 1/3rd undivided share in the said land and accordingly the name of Mr. Shripati Venu Dalvi was mutated on record of right as a Karta and a Manager of his H.U.F. Thus, it is seen that Mr. Shripati Venu Dalvi, Mr. Ganpat Venu Dalvi and Mr. Piraji Venu Dalvi each of them is entitled to 1/3rd (One 22 Third) i.e. 3 H 60.33 R share each by way of ancestral rights in the property bearing S.No. 135/1, Pashan vide Mutation-Entry No. 840.

❖ Thereafter vide Mutation Entry No. 2831, it is observed that, Mr. Shripati Venu Dalvi died intestate on 19.08.1986 leaving behind him following legal heirs: -

Mr. Chintaman Shripati Dalvi	Son
Mrs. Yamunabai Kaluram Jadhav	Married (Daughter)
Mrs. Sunderabai Maruti Godambe	Married (Daughter)
Mrs. Kalpanabai Mahadu Landge	Married (Daughter)
Piraji Venu Dalvi	Brother
Ganpat Venu Dalvi	Brother

Accordingly, the name of Late Shripati Venu Dalvi appearing as Karta of HUF was deleted and the names of aforesaid legal heirs recorded in the revenue record.

❖ Thus, it seen that the 1/3rd share admeasuring about 03 H 60.33 R of Shripati Venu Dalvi in the land bearing S. No. 135/1 of Pashan devolved upon Mr. Chintaman Shripati Dalvi and accordingly his name was recorded on record of right as holders and the names of Mrs. Yamunabai Kaluram Jadhav, Mrs. Sunderabai Maruti Godambe and Mrs. Kalpanabai Mahadu Landge were mutated in the column of other rights vide Mutation Entry No. 2831.

❖ It is observed that, legal heirs of Late Shripati Dalvi viz. Mr. Chintaman Shripati Dalvi, Mrs. Yamunabai Kaluram Jadhav, Mrs. Sunderabai Maruti Godambe and Mrs. Kalpanabai Mahadu Landge have separately and individually executed Agreement to Sale in favour of M/s. Kumar Company vide various Agreement to Sale which are enumerated as under:-

- a. Mr. Chintaman Shripati Dalvi for himself and as a Karta of his Hindu Undivided Family and also as a guardian of his minor children Miss. Jayashree Chintaman Dalvi, Mr. Sachin Kowal Chintaman Dalvi, Miss Vaishali Chintaman Dalvi, agreed to sell their undivided share, rights, title and interest in respect of portion of land adm. about 02 H 60 R out of their total share adm. about 03 H 33.33 R out of the land bearing S. No 135/1 vide Agreement to Sale dated 28.04.1994 in favour of M/s. Kumar Company, a registered Partnership Firm. The Said Agreement is unregistered however, M/s. Kumar Company had submitted the said Agreement to Sale, to the Collector of Stamps for the purpose of regularization by payment of proper stamp duty and penalty in Case No. EVN- 588/1998 dated 06.12.2001 and M/s. Kumar Company paid the amount of stamp duty along with penalty on the Agreement, which is certified by Collector of Stamps, Pune under Sec 41. Of Bombay Stamp Act 1959. Mr. Madhukar Chintaman Dalvi also agreed to sell his share, rights, title and interest in respect of the portion of land out of land, admeasuring 02 H 60 R unto M/s. Kumar Company vide Agreement to Sale dated 28.04.1994.
- b. Mrs. Sunandabai Marutirao Godambe agreed to sell her undivided share, right, title and interest in respect of portion of land adm. about 02 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1 vide Agreement to Sale dated 28.04.1994 in favour of M/s. Kumar Company, a registered Partnership Firm. The said Agreement is unregistered however, M/s. Kumar Company had submitted the Said Agreement to Sale to the Collector of Stamps for the purpose of regularization by payment of proper stamp duty and penalty in Case No. EVN- 510/1998 dated 05.12.2001 and M/s. Kumar Company paid the amount of stamp duty along with penalty on the Agreement, which is certified by Collector of Stamps, Pune under Sec 41. Of Bombay Stamp Act 1959.
- c. Mrs. Kalphana Mahadu Landge has also agreed to sell her undivided share, right, title and interest in respect of portion of the land admeasuring 02 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1 vide Agreement for Sale dated 28.04.1994 in favour of M/s. Kumar Company, a registered Partnership Firm. The Said Agreement is unregistered however, M/s. Kumar Company had submitted the Said Agreement to Sale to

the Collector of Stamps for the purpose of regularization by payment of proper stamp duty and penalty in Case No. EVN- 587/1997 dated 05.12.2001 and M/s. Kumar Company paid the amount of stamp duty along with penalty on the Agreement, which is certified by Collector of Stamps, Pune under Sec 41. Of Bombay Stamp Act 1959.

- d. Mrs. Yamunabai Kaluram Jadhav also agreed to sell her undivided share, right, title and interest in respect of portion of land admeasuring 2 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1 vide Agreement to Sale dated 28.04.1994 in favour of M/s. Kumar Company, a registered Partnership Firm. The Said Agreement is unregistered however, M/s. Kumar Company had submitted the Said Agreement to Sale to the Collector of Stamps for the purpose of regularization by payment of proper stamp duty and penalty in Case No. EVN- 511/1998 dated 05.12.2001 and M/s. Kumar Company paid the amount of stamp duty along with penalty on the Agreement, which is certified by Collector of Stamps, Pune under Sec 41. Of Bombay Stamp Act 1959.

✦ Subsequently, the above Original Landowners have executed various separate Sale Deeds and conveyed the portion of the land adm. about 02 H 60 R (which is inclusive of High School reservation, Brick Kiln and area under road) out of their 1/3rd share adm. about 03 H 60.33 R. out of the land bearing S. No. 135/1, Pashan unto and in favour of M/s. Kumar Company. The details of the Said Deeds are as under:-

- a. Mr. Chintaman Shripati Dalvi for himself and as a Karta / Manager of Hindu Undivided Family along with his family members i.e. his wife Mrs. Suman Chintaman Dalvi, sons viz Mr. Madhukar Chintaman Dalvi, Sachin Chintaman Dalvi and two daughters viz. Miss Jayshree Chintaman Dalvi, Miss Vaishali Chintaman Dalvi have jointly sold and conveyed their undivided share, right, title and interest in the portion of land adm. about 2 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1, Pashan in favour of M/s Kumar Company vide Sale Deed dated 05.12.2021 which is registered in the Office of Sub-Registrar, Haveli No.4 at Serial No. 14373/2001.
- b. Mrs. Sundarabai Marutrao Godambe sold and conveyed her undivided share, right, title and interest in the portion of land adm. about 2 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1, in favour of M/s. Kumar Company vide Sale Deed dated 05.12.2001 which is

registered in the Office of Sub-Registrar, Haveli No. 4 at Serial No. 14374/2001.

- c. Mrs. Jalinder Kaluram Jadhav, Mr. Vishwanath Kaluram Jadhav as the legal heirs of Yamunabai Kaluram Jadhav, who expired on 24.03.2000 sold and conveyed their undivided share, right, title and interest in the portion of land adm, about 2 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1, in favour of M/s. Kumar Company vide Sale Deed dated 05.12.2001 which is registered in the Office of Sub- Registrar, Haveli No. 4 at Serial No. 14375/2001.
- d. Mrs. Kalpanabai Mahadu Landge sold and conveyed her undivided share, right, title and interest in the portion of land adm, about 2 H 60 R out of their total share adm. about 03 H 60.33 R out of the land bearing S. No 135/1, in favour of M/s. Kumar Company vide Sale Deed dated 05.12.2001 which is registered in the Office of Sub-Registrar, Haveli No. 4 at Serial No. 14376/2001.
- ❖ Mrs. Jayashree Sambhaji Murhe and Miss Vaishali Chintaman Dalvi, who are daughters of Mr. Chintaman Dalvi have released their right, title and interest to the extent of their share in the land bearing S.No.135/1, Pashan and other lands in favour of Mr. Chintaman Shripati Dalvi, Mr. Madhukar Chintaman Dalvi and Mr. Sachin Chintaman Dalvi vide Release Deed dated 16/5/2006 which is registered at the office of Sub Registrar, Haveli No. 11 at Sr. No. 3820/2006.
- ❖ It is further observed from the Mutation Entry No. 5098 that, Mrs. Sunderabai Marutrao Godambe has released her right, title and interest to the extent of her share released their right, title and interest to the extent of their share in the land bearing S. No. 135/1, Pashan and other lands in favour of Mr. Chintaman Shripati Dalvi vide Release Deed dated 7/12/2001 which is registered at the office of Sub Registrar Haveli at Sr. No. 14499/2001 and accordingly her name was deleted from the record of rights vide M.E. No. 5098. However, a copy of the said Release Deed was not given for my perusal.
- ❖ It is further observed that, Mrs. Kanta Popatrao Murkute, Mrs. Sangeeta Rohidas Gholap released their right, title and interest to the extent of their share in the said land absolutely and forever in favour of Mr. Chintaman Shripati Dalvi vide Release Deed Dated 21.05.2008 which is registered in the office of Sub-Registrar Haveli No. 15 at Sr. No. 3523/2008 and accordingly their names were deleted from the revenue record / record of rights.

- ❖ It is further observed that, Mr. Jalinder Kaluram Jadhav and Mr. Vishwanath Kaluram Jadhav have executed Release Deed dated 04.04.2009 which is registered in the office of Sub Registrar Haveli No. 15 at Sr. No. 2021/2009 thereby releasing all their right, title and interest to the extent of their share in the land bearing S.No.135/1, Pashan and other lands in favour of Mr. Chintaman Shripati Dalvi forever and absolutely and accordingly their names are deleted from the record of rights.
- ❖ It is also observed that, subsequently Mrs. Kalpanabai Mahadu Landge released her right, title and interest to the extent of her share in the land bearing S. No. 135/1, Pashan and other lands in favour of Mr. Chintaman Shripati Dalvi, vide Release Deed dated 20.12.2006 which is registered in the office of Sub-Registrar Haveli No. 11 at Sr. No. 10009/2006. Accordingly, the effect of the same is given on the revenue record vide M.E. No. 5726
- ❖ Thus, it is observed from the aforesaid documents that even after the execution of various Agreements, Sale Deeds all the sisters of Chintaman Shripati Dalvi have executed Release Deed's for releasing their right, title and interest in the various lands owned by Chintaman Shripati Dalvi.
- ❖ Thus, by virtue of the aforesaid Sale Deeds M/s. Kumar Company has become an absolute owner of the said land area admeasuring about 02 H 60 R including land reserved for "School Reservation" out of the land bearing Survey No. 135/1, Pashan and accordingly their name is mutated on the 7/12 Extract as owner thereof vide Mutation Entry No. 5815.
- ❖ Subsequently, M/s. Kumar Company and other group entities have mortgaged the various lands including land bearing Survey No. 135 Hissa No.1 adm. about 12008.46 sq. mtr. with respect to their Project known as "Kumar Peninsula" out of their total holding of 02 H 60 R along with receivables in favour of Piramal Trusteeship Services Pvt. Ltd. vide Debenture Trust Deed / Mortgage Deed dtd. 21/09/2018 which is registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 13746/2018 on 21.09.2018. However, the said Mortgage does not create any rights in respect of the Said Land i.e. School Reservation plot adm. about 0 H 50.4752 R or 5047.52 sq. mtr.
- ❖ Thereafter, in pursuance of the aforesaid Mortgage Deed, the parties have also executed Deed of Rectification which is registered in the Office of Sub-Registrar Haveli No.11 at No 326/2001 dated 06.01.2021 whereby the Security Trustee/Mortgages has declared that they do not hold any charge, encumbrance

and mortgage over Property No.6 of the Mortgage Deed, being the land bearing Plot No B, admeasuring 12008.46 sq.mtr out of the property bearing Survey No 135/1, situated at Village:-Pashan, Pune. Thus, the said property is deemed to be deleted from the charge/encumbrance of the Mortgagee.

- ❖ Similarly, the M/s. Kumar Company and Piramal Trusteeship Services Pvt. Ltd. executed a Third Supplemental dated 06.01.2021 to the Mortgage Deed dated 21.09.2018 for recording conversion of partnership firm "M/s. Kumar Company" into new company namely "Kumar Construction and Properties Private Limited". The aforementioned third Supplemental Deed is registered in the office of Sub-Registrar Haveli No.11 at Serial No.325/21.
- ❖ Thus, under the aforesaid Deed of Rectification the charge, encumbrance and mortgage over the Scheme known as "Kumar ala Peninsula" i.e. land bearing Plot No. B, adm. about 12008.46 sq. mtr. out of the property bearing Survey No. 135/1 (part), situated at Village:- Pashan, Pune created under the terms of Debenture 32 32 A Trust Deed / Mortgage Deed dated 21.09.2018 which is registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 13746/2018 has been deleted but the charge / encumbrance of the said Mortgage Continues to remain on the receivables / unsold units in the proposed building No. C and D being developed by the Developer "Kumar Construction and Properties Private Limited". However, the said Mortgage does not create any rights in respect of the Said Land i.e. "School Reservation" Plot adm. about 0 H 50.4752 R or 5047.52 sq. mtr.
- ❖ Subsequently, M/s. Kumar Construction and Properties Pvt. Ltd. mortgaged the Said Land i.e. "School Reservation" Plot adm. about 5047.52 sq. mtr. with Piramal Trusteeship Services Pvt. Ltd. vide Mortgage Deed dtd. 08.10.2021 which is registered in the Office of Sub-Registrar Haveli No. 11 at Serial No. 15461/2021 for an amount of Rs. 15,00,00,000/- (Rs.15 crore only).
- ❖ Thereafter, M/s. Piramal Trusteeship Services Pvt. Ltd. executed a Deed of Release / Reconveyance dated 20.06.2022 bearing Regn. No. 13198/2022 registered in the office of Sub-Registrar Haveli No. XI in favour of Kumar Construction and Properties Pvt. Ltd. specifically stating that the Borrower i.e. "Kumar Construction and Properties Pvt. Ltd." has repaid the full amount of loan outstanding under the Loan Agreement and has thus re- conveyed the property in favour of Kumar Construction and Properties Pvt. Ltd.

- ❖ Thus, M/s. Kumar Construction and Properties Pvt. Ltd. is the owner of the Said Land adm. about 5047.52 sq. mtr. specifically reserved for "School Reservation".
- ❖ Subsequently, M/s. Kumar Construction and Properties Pvt. Ltd. has agreed to sell area adm. about 5047.52 sq. mtr. i.e. "School Reservation Plot" specifically to M/s. Golden Kalash Housing LLP vide an Agreement to Sale dated 01.04.2022 bearing Regn No. 6613/2022 registered in the office of Sub-Registrar Haveli No. II.
- ❖ Thereafter, M/s Kumar Construction and Properties Pvt Ltd. Has executed a Sale Deed dated 02.08.2022 registered on 05.08.2022 in the office of Sub-Registrar Haveli No II in favour of M/s Golden Kalash Housing LLP which is mutated in the Revenue Record vide Mutation Entry No. 7073

(B) LIST OF DOCUMENTS

1. Photocopy of 7/12 extract for S. No 135/1 from the year 1982-83 to 1999 to 2000
2. Photocopy of 7/12 extract for S. No 135/1 from the year 2000-01 to 2011-12
3. Photocopy of 7/12 extract for S. No 135/1 from the year 2012-13 to 2015-16
4. Photocopy of 7/12 extract for S. No 135/1 from the year 2016-17 to 2018-19
5. Photocopy of 7/12 extract for S. No 135/1 from the year 2019-20
6. Photocopies of Mutation Entries appearing on the 7/12 Extract of S. No 135/1 bearing Nos. 1, 708, 840, 1775, 1919, 2268, 2831, 2839, 3084, 4247, 4400, 4953, 4954, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 5098, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5336, 5726, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5815, 5816, 5843, 5899, 5900, 5901, 5920, 6032, 6067, 6115, 6210, 6251, 6454, 6479, 6536, 6563, 6585, 6590, 6591, 6593, 6624, 6629, 6707, 6732, 6852, 6855, 6869, 6872, 6878, 6912, 6915, 6924, 6942, 6948, 6963, 6969, 6988
7. Photocopy of Agreement to Sale dated 28.04.1994 executed by Mr. Chintaman Shripati Dalvi, Miss. Jayshree Chintaman Dalvi, Mr. Sachin Chintaman Dalvi, Miss Vaishali Chintaman Dalvi in favour of M/S Kumar Company in respect of area admeasuring about 2 H 60 R.
8. Photocopy of Agreement to Sale dated 28.04.1994 executed by Mr. Madhukar Chintaman Dalvi in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.

9. Photocopy of Agreement to Sale dated 28.04.1994 executed by Mrs. Sunderabai Marutrao Godambe in favour of M/s Kumar Company in respect of area admeasuring about 2 Hectare 60 R.
10. Photocopy of Agreement to Sale dated 28.04.1994 executed by Mrs. Yamunabai Kaluram Jadhav in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.
11. Photocopy of Agreement to Sale dated 28.04.1994 executed by Mrs. Kalpanabai Mahadu Landge in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.
12. Photocopy of Sale Deed dated 5.12.2001 which is registered at the office of Sub-Registrar Haveli No. 4 at Sr. No. 14373/2001 executed by Mr. Chintaman Shripati Dalvi, Mrs. Suman Chintaman Dalvi, Mr. Sachin Chintaman Dalvi, Miss Vaishali Chintaman Dalvi, Miss Jayashree Chintaman Dalvi alias Mrs. Jayashree Sambhaji Murhe, Mr. Madhukar Chintaman Dalvi in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.
13. Photocopy of Sale Deed dated 5.12.2001 which is registered at the office of Sub-Registrar Haveli No. 4 at Sr. No. 14374/2001 executed by Mrs. Sunderabai Marutrao Godambe in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.
14. Photocopy of Sale Deed dated 5.12.2001 which is registered at the office of Sub- Registrar Haveli No. 4 at Sr. No. 14375/2001 executed by Mrs. Yamunabai Kaluram Jadhav deceased through her legal heirs Mr. Jalinder Kaluram Jadhav and Mr. Vishwanath Kaluram Jadhav in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.
15. Photocopy of Sale Deed dated 5.12.2001 which is registered at the office of Sub- Registrar Haveli No.4 at Sr. No. 14376/2001 executed by Mrs. Kalpanabai Mahadu Landge in favour of M/s Kumar Company in respect of area admeasuring about 2 H 60 R.
16. Photocopy of Release Deed dated 20.12.2006 which is registered at the office of Sub- Registrar Haveli No. 11 at Sr. No. 10009/2006 executed by Mrs. Kalpanabai Mahadu Landge in favour of Mr. Chintaman Shripati Dalvi.
17. Photocopy of Release Deed dated 21.05.2008 which is registered at the office of Sub- Registrar Haveli No. 15 at Sr. No. 3523/2008 executed by legal heirs of Late Yamunabai Kaluram Jadhav i.e., daughters Mrs. Kanta Popatrao Murkute and Mrs. Sangeeta Rohidas Gholap in favour of Mr. Chintaman Shripati Dalvi.
18. Photocopy of Release Deed dated 04.04.2009 which is registered at the office of Sub- Registrar Haveli No. 15 at Sr. No. 2021/2009 executed by Mrs.

- Yamunabai Kaluram Jadhav deceased through her legal heirs Mr. Jalinder Kaluram Jadhav and Mr. Vishwanath Kaluram Jadhav in favour of Mr. Chintaman Shripati Dalvi.
19. Photocopy of Release Deed dated 16.05.2006 which is registered at the office of Sub- Registrar Haveli No. 11 at Sr. No. 3820/2006 executed by Miss Vaishali Chintaman Dalvi, Miss Jayashree Chintaman Dalvi alias Mrs. Jayashree Sambhaji Mur he in favour of Mr. Chintaman Shripati Dalvi, Mr. Sachin Chintaman Dalvi, Mr. Madhukar Chintaman Dalvi.
 20. Photocopy of the Transfer Deed dtd. 17.10.2018 executed by M/s Kumar Company for transfer of portion of land admeasuring 1426.42 sq. mtrs. (Comprising of portion of land admeasuring 888.71 sq. meters under Amenity Space and portion of land admeasuring 537.71 sq. meters under Road) out of the total land admeasuring 2 H 60 R out of the land bearing Survey No. 135/1, Pashan, Pune which is registered before the Sub- Registrar Haveli No. 11 at Serial No. 14862/2018.
 21. Photocopy of Supplemental Deed of Mortgage dated 06.01.2021 which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 325/21 executed between M/s. Kumar Construction and Properties Pvt. Ltd. including others and Piramal Trusteeship Services Pvt. Ltd.
 22. Photocopy of Deed of Rectification dated 06.01.2021 which is registered in the office of Sub-Registrar Haveli No. 11 at Serial No. 326/21 executed between M/s. Kumar Construction and Properties Pvt. Ltd. including others and Piramal Trusteeship Services Pvt. Ltd.
 23. Photocopy of Deed of Mortgage dated 08.10.2021 bearing Regn. No. 15461/2021 registered in the office of Sub-Registrar Haveli No. 11 executed between Kumar Construction and Properties Private Limited in favour of Piramal Trusteeship Services Private Limited.
 24. Photocopy of Non-Agricultural Order dated 16.06.2007 bearing No. PRH/NA/SR/365/07 issued by the Collector, Pune.
 25. Photocopy of Deed of Conveyance dated 09.12.2016 executed by M/s Kumar Company in respect of the area of land admeasuring of the are 12008.46 sq. mtrs out of the said property which is registered in the Office of the Sub-Registrar Haveli- XI at Serial No. 10098/2016.
 26. Photocopy of the Power of Attorney dated 09.12.2016 executed by Kumar Peninsula Co-operative Housing Society Ltd. which is registered in the Office of Sub- Registrar Haveli No. XI at Sr. No. 10099/2016.



27. Photocopy of Complaint and Written Statement in the Spl. C.S. No. 102/2018 filed by Kumar Peninsula Co-Operative Housing Society Ltd. Before the Court of Civil Judge, Senior Division, Pune.
28. Photo copy of the objection taken by Mr. Sachin Dalvi before City Survey Officer No. 1, Pune City, Pune and Copy of the say filed by M/s Kumar Company (Kumar Construction and Properties Pvt. Ltd.) in the Dispute Registrar Case No. 67/2020.
29. Photocopy of the Complaint filed in R.C.S. No. 590 of 2019 filed by Mrs. Rukhmini Vitthal Nimhan against Chintam Dalvi and others.
30. Photocopy of Agreement to Sale dated 01.04.2022 bearing Regn. No. 6613/2022 registered in the office of Sub-Registrar Haveli No. II executed by M/s. Kumar Construction and Properties Pvt. Ltd. in favour of M/s. Golden Kalash Housing LLP.
31. Photocopy of Deed of Release / Reconveyance dated 20.06.2022 bearing Regn. No. 13198/2022 registered in the office of Sub- Registrar Haveli No. XI executed by M/s. Piramal Trusteeship Services Pvt. Ltd. in favour of Kumar Construction and Properties Pvt. Ltd.

(C) 7/12 Extract:

Certified 7/12 extracts of land bearing Survey No 135/1, have been issued by Maharashtra lands and revenue department through its mutation entry no-7063, stating M/s Golden Kalash housing LLP as owners of the said land; Thereafter for further investigation we have investigated 7/12 extracts from 1993 to 2023 years.

(D) Mutation Entry Nos:

Mutation Entries appearing on the 7/12 Extract of S. No. 135/1:-

1, 708, 840, 1775, 1919, 2268, 2831, 2839, 3084, 4247, 4400, 4953, 4954, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 5098, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5336, 5726, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5815, 5816, 5843, 5899, 5900, 5901, 5920, 6032, 6067, 6115, 6210, 6251, 6454, 6479, 6536, 6563, 6585, 6590, 6591, 6593, 6624, 6629, 6707, 6732, 6852, 6855, 6869, 6872, 6878, 6912, 6915, 6924, 6942, 6948, 6963, 6969, 6988 and 7063



IV. OPINION ON TITLE:

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 M/s Golden Kalash Housing LLP is clear, clean and marketable and without any encumbrances.

QUALIFYING COMMENTS / REMARKS IF ANY: NONE

The flow of the title of the said lands is enclosed herewith as annexure

Encl: 1) Annexure reflecting flow of title

2) Title and Search Note

PUNE
DATED: 24.08.2023


ADV. NITISH SABHNANI
(ADVOCATE)

Adv. Nitish Sabhnani
B.S.L.L.B,LLM (London)
Sanad No. MAH/3446/2013
319, Vakalnagar, Patwardhan Baug,
Erandwane, Pune-411 004. (MAH.)

FLOW OF THE TITLE OF THE SAID LAND

Particulars	
I.	Description of Land
II.	Present Owners of the Land
III.	List of Documents
IV.	Opinion on Title
V.	Brief History and Flow of Title in Respect to the Said Land
VI.	Details of Mutation Entries
VII.	Zone of the Said Land
VIII.	Litigation if any – No Pending Litigation's
VIII.	No Project Loan
X.	Presumptions
XI.	30 years search and Public Notice
XII.	Any Other Relevant Entries Related to Title
XIII.	Title Certification / Title Opinion

V. BRIEF HISTORY AND FLOW OF TITLE IN RESPECT TO THE SAID LAND:

From the perusal of all the aforesaid documents as per the revenue records, I have scrutinized and verified the title in respect of said lands and I am therefore stating my observations as follows:

VI. DETAILS OF MUTATION ENTRIES:

Mutation Entries appearing on the 7/12 Extract of S. No. 135/1:-

1, 708, 840, 1775, 1919, 2268, 2831, 2839, 3084, 4247, 4400, 4953, 4954, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 5098, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5336, 5726, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5815, 5816, 5843, 5899, 5900, 5901, 5920, 6032, 6067, 6115, 6210, 6251, 6454, 6479, 6536, 6563, 6585, 6590, 6591, 6593, 6624, 6629, 6707, 6732, 6852, 6855, 6869, 6872, 6878, 6912, 6915, 6924, 6942, 6948, 6963, 6969, 6988 and 7063

- **Mutation Entry No. 1: Not Available for my perusal.**
- **Mutation Entry No. 708:-** As per the recitals of Mutation Entry No. 708, all that piece and parcel of land bearing S. No. 135/1 area admeasuring about 10 Hect. 81

Arc, situated at Village Pashan, Tal - Haveli, Dist - Pune, was owned solely by Mr. Venu Tukaram Dalvi. The said Mutation entry is dated 22/7/1934.

- **Mutation Entry No. 840:-** As per the recitals of Mutation Entry No. 840, the Said Owner Mr. Venu Tukaram Dalvi died intestate on 13/2/1939 leaving behind three sons viz. Mr. Shripati Venu Dalvi, Mr. Ganpat Venu Dalvi and Mr. Piraji Venu Dalvi as his only legal heirs.
- **Mutation Entry No. 1775:-** As per the said Mutation Entry No. 1775, Mr. Shripati Venu Dalvi, Mr. Piraji Venu Dalvi and Mr. Ganpat Venu Dalvi have availed loan (Tagai Loan) of Rs. 3500/- on the land bearing S. No. 135/1. The said Mutation Entry is dated 17/8/1966.
- **Mutation Entry No. 1919:-** As per Mutation Entry No. 1919, the provisions of Indian Coinage Act, 1955 and Weights and Measurements Act, 1958 the effect of the decimal system was given to the said land, whereby the area of the said land was converted into Hectares and Ares. The said Mutation Entry is dated 15/05/1969.
- **Mutation Entry No. 2268:-** As per the said Mutation Entry No. 2268, Mr. Shripati Venu Dalvi executed a Bond of Rs. 6000/- dated 25.09.1979 in favour of Pashan Vividh Karyakari Society on the land bearing S. No. 135/1.
- **Mutation Entry No. 2831:-** It is observed that, Mr. Shripati Venu Dalvi died intestate on 19.08.1986 leaving behind him following legal heirs:-

Mr. Chintaman Shripati Dalvi	Son
Mrs. Yamunabai Kaluram Jadhav	Married (Daughter)
Mrs. Sunderabai Maruti Godambe	Married (Daughter)
Mrs. Kalpanabai Mahadu Landge	Married (Daughter)
Piraji Venu Dalvi	Brother
Ganpat Venu Dalvi	Brother

Accordingly, the name of Late Shripati Venu Dalvi appearing as Karta of HUF was deleted and the names of aforesaid legal heirs recorded in the revenue record.

Similarly, it is stated that Piraji Venu Dalvi previously expired on 30.05.1986 and the names of his following legal heirs were recorded in the 7/12 Extract:-

Mr. Govind Piraji Dalvi	Son
Mathurabai Vishwanath Majhire	Daughter
Baydabai Chandrakant Shinde	Daughter

Shashikala Ganpat Walke
Shewantabai Piraji Dalvi

Daughter
Wife

- **Mutation Entry No. 2839:-** As per the said the Mutation Entry No. 2839, it is stated that due to the repayment of loan and no dues certificate of Pashan Vividh Karyakari Society the entry of loan was deleted from revenue record. The said Mutation Entry is dated 12.12.1986.
- **Mutation Entry No. 3084:-** As per the said Mutation Entry No. 3084, the Tahsildar vide Notification No. Tahat/23/1989 dated 23.01.1989 the loan standing in the name of Chintaman Shripati Dalvi in respect of S. No. 135/1 was waived off.
- **Mutation Entry No. 4247:-** As per the said Mutation Entry No. 4247 dated 16.10.1997, Satish Raganath Ambekar has purchased land adm. about 0 H 10 R vide Sale Deed dated 13.04.1993 bearing Registration No. 5736 for a consideration of Rs. 60,000/- from Govind Piraji Dalvi for himself and as a Power of Attorney holder of Nathubhai Vishwanath Majhi, Baydabai Chandrakant Shinde, Shashikant Ganpat Walke, Shevantbhai Piraji Dalvi. The said Mutation Entry is accepted on 20.02.1998.
- **Mutation Entry No. 4400:-** As per the said Mutation Entry No. 4400 dated 17.03.1998, Parma Ranjit Bagal has purchased land adm. about 0 H 03 R vide Sale Deed dated 13.04.1993 bearing Registration No. 1726/1993 for a consideration of Rs. 18,000/- from Govind Piraji Dalvi for himself and as a Power of Attorney holder of Nathubhai Vishwanath Majhi, Baydabai Chandrakant Shinde, Shashikant Ganpat Walke, Shevantbhai Piraji Dalvi.
- **Mutation Entry No. 4953:-** As per the said Mutation Entry No. 4953 dated 15.04.2001, M/s. Nupura Developers through Deepak Laxmanrao Kudale purchased area adm. about 3200 sq.mt out of land bearing S. No. 135/1 from the share of Govind Piraji Dalvi for an amount of Rs. 4,80,000/- vide Sale Deed dated 17.03.2001 bearing Registration No 3023/2001. The said Mutation Entry was accepted on 26/06/2001.
- **Mutation Entry No. 4954:-** As per the said Mutation Entry No. 4954 dated 15.04.2001, M/s. Nupura Developers through Deepak Laxmanrao Kudale purchased area adm. about 0 H 32 R out of land bearing S. No 135/1 from the share of Govind Piraji Dalvi for an amount of Rs. 4,80,000/- vide Sale Deed dated 17.03.2001 bearing Regn. No. 3024/2001. The said Mutation Entry was approved on 26.06.2001.

- **Mutation Entry No. 4974:-** As per the said Mutation Entry No. 4974 dated 11.06.2001, Sachin Vitthal Nimhan has purchased area adm. about 0 H 32 R from the share of Govind Piraji Dalvi and others for a consideration of Rs 4,80,000 vide Sale Deed dated 17.03.2001, bearing Registration No. 3019/2001. The said Mutation Entry was approved on 13.09.2001.
- **Mutation Entry No. 4975:-** As per the said Mutation Entry No. 4975 dated 11.06.2001, Vijay Vitthal Nimhan has purchased area adm. about 0 H 32 R from the share of Govind Piraji Dalvi and others for a consideration of Rs 4,80,000 vide Sale Deed dated 17.03.2001, bearing Registration No. 3020/2001. The said Mutation Entry was approved on 13.09.2001.
- **Mutation Entry No. 4976:-** As per the said Mutation Entry No. 4976 dated 11.06.2001 Vitthal Eknath Nimhan has purchased land adm. about 0 H 30.29 R from the share of Govind Piraji Dalvi and others for a consideration of Rs 4,54,350 vide Sale Deed dated 17.03.2001, bearing Registration No. 3021/2001. The said Mutation Entry was approved on 13.09.2001.
- **Mutation Entry No. 4977:-** As per the said Mutation Entry No. 4977, dated 11.06.2001, Rukhmini Vitthal Nimhan has purchased and area adm. about 0 H 35.71 R from the share of Govind Piraji Dalvi vide Sale Deed dated 17.03.2001 bearing Regn. No. 3022/01 for an amount of Rs. 5,35,350/-. The said Mutation Entry is dated 13.09.2001.
- **Mutation Entry No. 4978:-** As per the said Mutation Entry No. 4978, dated 11.06.2001, Deepak Laxmanrao Kudale (H.U.F) purchased area adm. about 0 H 30.29 R out of land bearing S. No. 135/1 from the share of Govind Piraji Dalvi for an amount of Rs. 4,54,350/- vide Sale Deed dated 17.03.2001 bearing Regn. No. 3025/2001. The said Mutation Entry was approved on 27.02.2002.
- **Mutation Entry No. 4979:-** As per the said Mutation Entry No. 4979, dated 11.06.2001, Nitin Prabhakar Boravake purchased area adm. about 0 H 09.29 R out of land bearing S. No. 135/1 from the share of Govind Piraji Dalvi. The said Mutation Entry was approved on 27.02.2002. The said Mutation Entry is not completely available for my perusal.
- **Mutation Entry No. 4980:-** As per the said Mutation Entry No. 4980 dated 11.06.2001 Anil Parbhakarrao Borawake has purchased land adm. about 0 H 09.29 R from the share of Govind Piraji Dalvi and others for a consideration of Rs

1,39,350 vide Sale Deed dated 17.03.2001, bearing Registration No. 3027/2001. The said Mutation Entry was approved on 27.2.2002.

- **Mutation Entry No. 4981:-** As per the said Mutation Entry No. 4981 dated 11.06.2001 Deepak Laxmanrao Kudale has purchased land adm. about 0 H 17.13 R from the share of Govind Piraji Dalvi and others for the consideration of Rs. 2,56,950 vide Sale Deed dated 17.03.2001, bearing Registration No. 3028/2001. The said Mutation Entry was approved on 27.2.2002.
- **Mutation Entry No. 5098:-** As per the said Mutation Entry No. 5098 dated 30.01.2002, Sundarabai Maruti Godambe has released her 1/3rd undivided share in S. No. 135/1 totally undivided adm. about 03 H 60.33 R in favour of her brother Chintaman Shripati Dalvi vide Release Deed dated 07.12.2001 bearing Regn. No. No. 14499/2001. The Said Mutation Entry was approved on 06.08.2002.
- **Mutation Entry No. 5147:-** As per the said Mutation Entry dated 15.03.2002, Rukhmini Vitthal Nimhan has purchased and area adm. about 0 H 32.5 R from the share of Govind Piraji Dalvi vide Sale Deed dated 08.02.2002 bearing Regn. No. 1072/02 for an amount of Rs. 8,93,750/-. The said Mutation Entry is dated 13.09.2001.
- **Mutation Entry No. 5148:-** As per the said Mutation Entry No. 5148, dated 15.03.2002, Rukhmini Vitthal Nimhan has purchased and area adm. about 0 H 32.5 R from the share of Kashinath Ganpat Dalvi. **The said Mutation Entry is not fully available for my perusal.**
- **Mutation Entry No. 5149:-** As per the said Mutation Entry No. 5149, dated 15.03.2002, Rukhmini Vitthal Nimhan has purchased and area. adm. about 0 H 32.5 R from the share of Kashinath Ganpat Dalvi. **The said Mutation Entry is not completely available for my perusal.**
- **Mutation Entry No. 5150:-** As per the said Mutation Entry No. 5150, dated 15.03.2002, Rukhmini Vitthal Nimhan has purchased area adm. about 0 H 32.5 R from the share of Govind Piraji Dalvi and others vide Sale Deed dated 08.02.2002 bearing Regn. No. 1075/2002 for a consideration of Rs. 8,93,750/-. The said Mutation Entry is approved on 14.05.2002.
- **Mutation Entry No. 5151:-** As per the said Mutation Entry No. 5151, dated 15.03.2002, Rukhmini Vitthal Nimhan and Vaishali Ganesh Gawade have purchased area adm. about 0 H 32.5 R from the share of Kashinath Ganpat Dalvi

and others vide Sale Deed dated 08.02.2002 bearing Regn. No. 1076/2002 for a consideration of Rs. 8,93,750/-. The said Mutation Entry is approved on 14.05.2002.

- **Mutation Entry No. 5152:-** As per the said Mutation Entry No. 5152, dated 15.03.2002, Rukhmini Vitthal Nimhan and Aishwarya Vilas Nimhan has purchased area adm. about 0 H 32.5 R from the share of Kashinath Ganpat Dalvi and others vide Sale Deed dated 08.02.2002 bearing Regn. No. 1077/2002 for a consideration of Rs. 8,93,750/-. The said Mutation Entry is approved on 14.05.2002.
- **Mutation Entry No. 5153:-** As per the said Mutation Entry No. 5153, dated 15.03.2002, Rukhmini Vitthal Nimhan has purchased area adm. about 0 H 32.5 R from the share of Kashinath Ganpat Dalvi vide Sale Deed dated 08.02.2002 for an amount of Rs. 8,93,750/-.
- **Mutation Entry No. 5154:-** As per the said Mutation Entry No. 5154, dated 15.03.2002, Rukhmini Vitthal Nimhan has purchased area adm. about 0 H 32.5 R from the share of Kashinath Ganpat Dalvi vide Sale Deed bearing No. 1079/2002 for an amount of Rs. 8,93,750/-.
- **Mutation Entry No. 5336:-** As per the said Mutation Entry No. 5336, dated 02.01.2003, Smt. Vimal Kashinath Sonar has purchased area adm. about 0 H 3 R from the share of Govind Piraji Dalvi for himself and as a Power of Attorney holder of Nathubhai Vishwanath Majhi, Baydabai Chandrakant Shinde, Shashikant Ganpat Walke, Shevantbhai Piraji Dalvi vide Sale Deed bearing No. 8831 for an amount of Rs. 18000/-.
- **Mutation Entry No. 5726:-** As per the said Mutation Entry No. 5726, Kalpanabai Mahadu Landge released all her right, title and interest to the extent of her share in the land bearing S. No. 135/1, Pashan and other lands in favour of Mr. Chintaman Shripati Dalvi vide Release Deed dated 20/12/2006 at Sr. No. 10009/2006.
- **Mutation Entry No. 5798:-** As per the said Mutation Entry No. 5798, dated 03.01.2008, Sau. Kamal Ramchandra Ghule and Rohini Somnath Borate have executed a Release Deed in favour of Ganpat Ganesh Dalvi, Gorakhnath, Jagganath, Kashinath and Chandrabhaga Ganpat Dalvi bearing Regn. No. 6893/2007 dated 12.09.2007.

- **Mutation Entry No. 5799:-** As per the said Mutation Entry No. 5799, dated 03.01.2008, Sanjay Vishwanath Majhire has executed a Release Deed in favour of Govind Piraji Dalvi vide Release Deed dated 17.09.2007 bearing Regn. No. 7022/2007.
- **Mutation Entry No. 5800:-** As per the said Mutation Entry No. 5800, dated 03.01.2008, Sashikala Ganpat Walke has executed a Release Deed in favour of Govind Piraji Dalvi vide Release Deed dated 05.09.2007 bearing Regn. No. 6712/2007.
- **Mutation Entry No. 5801:-** As per the said Mutation Entry No. 5801, dated 03.01.2008, Baydabai Chandrakant Shinde has executed a Release Deed in favour of Govind Piraji Dalvi vide Release Deed dated 05.09.2007 bearing Regn. No. 6715/2007.
- **Mutation Entry No. 5802:-** As per the said Mutation Entry No. 5802, dated 03.01.2008, Rajendra alias Raju Namdev Bamgude has executed a Release Deed in favour of Govind Piraji Dalvi vide Release Deed dated 05.09.2007 bearing Regn. No. 7021/2007.
- **Mutation Entry No. 5803:-** As per the said Mutation Entry No. 5803, dated 03.01.2008, Arvind Vishwanath Majhire has executed a Release Deed in favour of Govind Piraji Dalvi vide Release Deed dated 12.09.2007 bearing Regn. No. 6878/2007.
- **Mutation Entry No. 5804:-** As per the said Mutation Entry No. 5804, dated 03.01.2008, Kaluram alias Sham Vishwanath Majhire has executed a Release Deed in favour of Govind Piraji Dalvi vide Release Deed dated 20.09.2007 bearing Regn. No. 7142/2007.
- **Mutation Entry No. 5815:-** As per the said Mutation Entry No. 5815, dated 24.01.2008, M/s. Kumar Company through its partners Vimalkumar Kesarimal Jain and others has purchased land adm. about 02 H 60 R from Chintaman Shripati Dalvi and others for an amount of Rs. 13,06,860/-. **The said Mutation Entry is not fully available for my perusal.**
- **Mutation Entry No. 5816:-** As per the said Mutation Entry No. 5816, dated 24.01.2008, M/s. Kumar Company through its partners Vimalkumar Kesarimal Jain and others has purchased land adm. about 02 H 60 R from Sundarabai Marutirao Godambe for an amount of Rs. 2,61,372/- vide Sale Deed dated

05.12.2001 bearing Regn. No. 14375/2001. However, the said mutation entry is cancelled.

- **Mutation Entry No. 5843:-** As per the said Mutation Entry No. 5843, Vilas Vitthal Nimhan expired on 09.11.2003, leaving behind him Aishwarya Vilas Nimhan (Wife), Advait Vilas Nimhan (Son), Avni Vilas Nimhan (Daughter) as his legal heirs. The said Mutation Entry is recorded vide Varas Register No. 447.
- **Mutation Entry No. 5899:-** The said Mutation Entry No. 5899, wrongly appears on the 7/12 Extract of S. No. 135/1. The same relates to S. No. 116/8/3, Pashan.
- **Mutation Entry No. 5900:-** The said Mutation Entry No. 5900, wrongly appears on the 7/12 Extract of S. No. 135/1. The same relates to S. No. 5/65, Pashan.
- **Mutation Entry No. 5901:-** The said Mutation Entry No. 5901, wrongly appears on the 7/12 Extract of S. No. 135/1. The same relates to S. No. 35/2/1, Pashan.
- **Mutation Entry No. 5920:-** As per the said Mutation Entry No. 5920, MAGDA Shraavan Devkinand Agarwal, Manisha Devkinand Agarwal have purchased area adm. about 8000 sq. mtr. from the share of Govind Piraji Dalvi and Ganpat Venu Dalvi vide Sale Deed dated 18.08.2008 bearing Regn. No. 5465/2008 for an amount of Rs. 7,50,00,000/-.
- **Mutation Entry No. 6032:-** As per the said Mutation Entry No. 6032, Rambha Shripad Savant has purchased area adm. about 0 H 05 R from the share of Govind Piraji Dalvi vide Sale Deed dated 12.04.2002 bearing Regn. No. 2677/2002 for an amount of Rs. 30,000/-.
- **Mutation Entry No. 6067:-** As per the said Mutation Entry No. 6067, dated 16.08.2012, Rukhmini Vitthal Nimhan has executed a Gift Deed in favour of Sachin Nimhan for an area adm. about 0 H 16.25 R vide Gift Deed dated 21.06.2012 bearing Regn. No. 4111/2012.
- **Mutation Entry No. 6115:-** The said Mutation Entry No. 6115 is cancelled.
- **Mutation Entry No. 6210:-** As per the said Mutation Entry No. 6210, Anil Maruti Gaikwad has purchased land adm. about 0 H 10 R vide Sale Deed bearing Regn. No. 1730/1993 registered in the office of Sub- Registrar Haveli No. 4 from the share of Govind Piraji Nimhan and others by paying stamp duty of Rs. 44,000/-, Registration Fee of Rs. 4400/- and Penalty of Rs. 88,000/- vide Challan bearing

Nos. 77,78,79 dated 07.04.2014 under the provisions of Sec. 32A of Bombay Stamp Act.

- **Mutation Entry No. 6251:-** As per the said Mutation Entry No. 6251, M/s. Ven Properties through Proprietor Sachin Vitthal Nimhan has executed a Mortgage Deed in favour of Pavana Sahkari Bank Ltd., Kalewadi Branch vide Mortgage Deed dated 18.02.2014 bearing Regn. No. 1049/2014 for an amount of Rs. 4,50,00,000/-. The said Mortgage is recorded after filing a duplicate copy of the document and vide Bank Letter dated 02.01.2015 bearing No. P.S.B/Kalewadi/13-14.
- **Mutation Entry No. 6454:-** As per the said Mutation Entry, the project of carrying out Online Mutation Entries using Edit Module and Digitization of Revenue Records and to exactly match the paper revenue records Government Gazzete bearing No. RahuA/Pr. Kr. 180/1, dated 07.05.2010 was issued. In lieu of the same, Tahsildar Mulshi issued Order dated 23.10.2016 various irregularities appearing on the 7/12 Extract of various Survey Nos. were corrected. Hence, as per the said Mutation Entry changes were carried out in the 7/12 Extract of S. No. 135/1, earlier area adm, about 0 H 32.5 R in the name of Rukhmini Vitthal Nimhan for Account No. 67 was corrected and her share was reduced to Nil.
- **Mutation Entry No. 6479:-** As per the said Mutation Entry No. 6479, dated 15.12.2016, Deepak Laxmanrao Kudale has executed a Deed of Transfer in favour of Pune Municipal Corporation for the land reserved under 12 mtr. D.P. Road and Primary School under Development Plan of Pune Municipal Corporation vide Deed of Transfer dated 05.07.2016 bearing Regn. No. 5269/2016.
- **Mutation Entry No. 6536:-** As per the said Mutation Entry No. 6536, the name of the Vimalkumar Kesarimal Jain, partner of M/s. Kumar Company was deleted due to his death on 07.06.2011. The said mutation entry was mutated on the application of Kewalkumar Kesarimal Jain and by way of filing a Death Certificate, Deed of Reconstitution of Partnership.
- **Mutation Entry No. 6563:-** As per the said Mutation Entry No. 6563, Rajendra Ravindra Kokate has purchased land adm. about 200 sq. mtr. from Dinkar Shankarrao Parbhane through his Power of Attorney holder and as a Consenting Party from Shri Chandrakant Gulab Kokate, Rajendra Ravindra Kokate for a consideration of Rs. 90,00,000/- vide Sale Deed dated 12.10.2010 bearing Regn. No. 7416 registered in the office of Sub-Registrar Haveli No. 15.



- **Mutation Entry No. 6585:-** As per the said Mutation Entry No. 6585, Smt. Anita Anil Salvi has purchased area adm. about 0 H 04 R from Shevantabai Piraji Dalvi, Govind Piraji Dalvi, Madhubai Vishwanath Majhire, Baydabai Chandrakant Shinde, Shashikala Ganpat Walke for a consideration of Rs. 24,000/- vide Sale Deed bearing Regn. No. 1725 dated 13.04.1993 registered in the office of Sub-Registrar Haveli No. 4.
- **Mutation Entry No. 6590:-** As per the said Mutation Entry No. 6590, Anita Anil Salvi expired on 13.01.2012 leaving behind her following legal heirs:-

Anil Chandrakant Salvi (Expired on 12.09.2011)	Husband
Reshmi Anil Salvi	Daughter
Vijay Chandrakant Salvi	Brother-in-law

The said Mutation Entry was mutated vide an application from Vijay Chandrakant Salvi and by way of filing an Affidavit, Death Certificate, Statement and Varas Register No. 425.

- **Mutation Entry No. 6591:-** As per the said Mutation Entry No. 6591, an application was made by Shri Madhukar Chintaman Dalvi that Smt. Shevantabai Piraji Dalvi expired on 27.03.2000 had expired and thus her name be reduced from 7/12 Extract. The said Mutation Entry was mutated vide an Application and Death Certificate.
- **Mutation Entry No. 6593:-** As per the said Mutation Entry No. 6593, M/s. Kumar Company has executed a Conveyance Deed in favour of Kumar Peninsula Co-op. Hsg. Society Ltd. through its Chairman Gulab Rajaram Patil and Secretary Balkrushna Mahadu Chaudhari dated 09.12.2016 bearing Regn. No. 10098 registered in the office of Sub- Registrar Haveli No. 11 for an area adm. about 12008.46 sq. mtr. i.e. 01 H 20.0846 R.
- **Mutation Entry No. 6624:-** As per the said Mutation Entry No. 6624, vide an Order of Collector bearing No. PMH/NA/SR/303/14 dated 26.01.2016 an area of 8175.33 sq. mtr. i.e. 0 H 81.7533 R was reduced from S. No. 135/1, Pashan and the reduced area was re-numbered as S. No. 135/1/1 which stood in the name of Chintaman Shripati Dalvi, Ganpat Venu Dalvi and Govind Piraji Dalvi.
- **Mutation Entry No. 6629:-** s per the Mutation Entry No 6629, vide an N.A. Order of Collector bearing No. PMH/NA/SR15/2018 dated 17.01.2018 an area of 1858 sq. mtr. i.e. 0 H 18.58 R was reduced from S. No. 135/1, Pashan and the reduced

area was re-numbered as S. No. 135/1/1 which stood in the name of Chintaman Shripati Dalvi, Ganpat Venu Dalvi and Govind Piraji Dalvi. Thus, the total area of S. No. 135/1/1 was 100.3333 R i.e. 10033.33 sq.mtr.

- **Mutation Entry No. 6707:-** As per the said Mutation Entry No. 6707, the loan taken by M/s. Ven Properties through Proprietor Sachin Vitthal Nimhan from Pavana Sahkari Bank Ltd., Kalewadi Branch vide Mutation Entry No. 6251 has been repaid and hence the Mortgage was released vide Reconveyance Deed dated 12.02.2018 bearing Regn. No. 1629/2018. The said Mutation is recorded after filing a duplicate copy of the document and vide Bank Letter bearing No. P.S.B.L/Kalewadi/285/17-18.
- **Mutation Entry No. 6732:-** As per the said Mutation Entry No. 6732, Tahsildar vide his Order bearing No. RTS/64/3/393/201 dated 06.09.2018, the Mutation Entry No. 5920 wrongly appearing on the 7/12 Extract of S. No. 135/1, Pashan beside the name of Shraavan Devkinand Agarwal and Manisha Shraavan Agarwal was corrected to 5857.
- **Mutation Entry No. 6852:-** As per the said Mutation Entry No. 6852, Shraavan Devkinandan Agarwal through his Power of Attorney Holder Mohit Pandit Ashtekar has executed a Gift Deed in favour of Manisha Shraavan Agarwal for area adm. about 0 H 40 R vide Gift Deed dated 28.03.2013 bearing Regn. No. 2883/2013 registered in the office of Sub- Registrar Haveli No. 5
- **Mutation Entry No. 6855:-** As per the said Mutation Entry No. 6855, M/s. Kumar Company has executed a Mortgage Deed in favour of Housing Development Finance Corporation Limited in the office of Sub-Registrar Haveli No. 11 bearing Regn. No. 6733/2020 dated 03.07.2020 for an amount of Rs. 16,00,00,000/- on the area adm. about 0 H 48.77 R. Hence, the name of Housing Development Finance Corporation was recorded in the column of other rights.
- **Mutation Entry No. 6869:-** As per the said Mutation Entry No. 6869, Rukhmini Vitthal Nimhan has executed a Gift Deed in favour of Vijay Vitthal Nimhan with the consent of Vaishali Ganesh Gawade which is registered in the office of Sub-Registrar Haveli No. 1 bearing Regn. No. 5742/2020 dated 27.10.2020 in respect of her undivided complete share in S. No. 135/1 with respect to her Account No. 1305.
- **Mutation Entry No. 6872:-** As per the said Mutation Entry No. 6872, Jyoti Vijay Salvi and Sachin Vijay Salvi have executed a Sale Deed for an area adm. about 0

H 04 R in favour of Ramdas Malhari Kale in the office of Sub-Registrar Haveli No. 15 bearing Regn. No. 12358/2020 dated 03.11.2020 for an amount of Rs. 16,0,000/-. Hence, the name of Ramdas Malhari Kale is recorded on the 7/12 Extract as the owner.

- **Mutation Entry No. 6878:-** As per the said Mutation Entry No. 6878, Rukhmini Vitthal Nimhan has executed a Gift Deed in favour of Sachin Vitthal Nimhan with the consent of Vijay Vitthal Nimhan which is registered in the office of Sub-Registrar Haveli No. 1 bearing Regn. No 5740/2020 dated 27.10.2020 in respect of her undivided complete share in S. No. 135/1 with respect to her Account No. 55.
- **Mutation Entry No. 6912:-** As per the said Mutation Entry No. 6912, Rukhmini Vitthal Nimhan has executed a Gift Deed in favour of Vijay Vitthal Nimhan which is registered in the office of Sub-Registrar Haveli No. 1 bearing Regn. No. 5743/2020 dated 27.10.2020 in respect of her part share in S. No. 135/1 with respect to her Account No. 55.
- **Mutation Entry No. 6915:-** As per the said Mutation Entry No. 6915, Rukhmini Vitthal Nimhan has executed a Gift Deed in favour of Sachin Vitthal Nimhan with the consent of Vijay Vitthal Nimhan which is registered in the office of Sub-Registrar Haveli No. 1 bearing Regn. No. 5741/2020 dated 27.10.2020 in respect of her undivided complete share in S. No. 135/1 with respect to her Account No. 55.
- **Mutation Entry No. 6924:-** As per the said Mutation Entry No. 6924, Nitin Prabhakar Boravake and Anil Prabhakar Boravake with the consent of Sumit Krishan Nagpal have executed a Sale Deed for an area adm. about 0 H 18.58 R in favour of Niraj Deepak Kudale, Ankush Rajaram Wable, Swapnil Prakashrao Kshirsagar, Prashant Chandrakant Khedekar, Ajitkumar Ramchandra Mahadik registered in the office of Sub-Registrar Haveli No. 1 bearing Regn. No. 2046/2021 dated 01.03.2021 for an amount of Rs. 3,77,50,000/-. Hence, the name of the Purchasers was recorded in 7/12 Extract
- **Mutation Entry No. 6942:-** As per the said Mutation Entry No. 6942, Rukhmini Vitthal Nimhan has executed a Gift Deed in favour of Vijay Vitthal Nimhan which is registered in the office of Sub-Registrar Haveli No. 1 bearing Regn. No. 574/2020 dated 27.10.2020 in respect of her undivided complete share in S. No. 135/1 with respect to her Account No. 68.



- **Mutation Entry No. 6948:-** The said Mutation Entry No. 6948, wrongly appears on the 7/12 Extract of S. No. 135/1. The same relates to S. No. 116/8/9, Pashan.
- **Mutation Entry No. 6963:-** As per the said Mutation Entry No. 6963, Anil Maruti Gaikwad with the consent of Nandlal Tilakchand Agrawal, Raju Ramchandra Pawar, Kantilal Nathu Nimhan, Prakash Kisan Dhotre (deceased) through Pradip Prakash Dhotre has sold an area adm. about 0 H 10 R vide Sale Deed dated 15.07.2021 bearing Regn. No. 1918/2021 registered in the office of Sub-Registrar Haveli No. 6 for an amount of Rs. 1,05,50,000/-.
- **Mutation Entry No. 6969:-** As per the said Mutation Entry No. 6969, the name of Prakash Chandrakant Khedekar appearing on 7/12 Extract was corrected to Prashant Chandrakant Khedekar vide Order of Tahsildar bearing No. E-Ferfar No. 155/204/2021 dated 06.08.2021.
- **Mutation Entry No. 6988:-** As per the said Mutation Entry No. 6788, M/s. Kumar Company has executed a Mortgage Deed in favour of Piramal Trusteeship Services Pvt. Ltd. for an area adm. about 0 H 50.48 R vide Mortgage Deed dated 08.10.2021 bearing Regn. No. 15461/2021 registered in the office of Sub-Registrar Haveli No. 11 for an amount of Rs. 15,00,00,000/-. However, the said Mutation Entry is cancelled as the said Mutation Entry does not seem right to be recorded on the 7/12 Extract.
- **Mutation Entry No. 7063:-** As per the said Mutation Entry No. 7063, M/s. Kumar Construction and Properties Pvt Ltd. Has executed a Sale Deed dated 02.08.2002 registered on 05.08.2022 in the office of Sub-Registrar Haveli No II in favour of M/s Golden Kalash Housing LLP.

VII. ZONE OF THE SAID LAND: -

The Zone of the Said Property is "School Reservation".

VIII. LITIGATIONS IF ANY – NO PENDING LITIGATION/S

While investigation of Title I have come across that there are no court cases and litigations pending in the respect to Survey No 135/1. Hence it is confirmed by me that there are no litigation pending in any authority or court in respect to the said land.

IX. NO PROJECT LOAN:

While investigation of title of the said land it was found by me that, the Developer of the said lands has not obtained any loan from any bank or financial institution or created any charge on the said lands, hence the said lands is free from any encumbrances.

X. PRESUMPTIONS:

All the conclusions and opinions in this report are based on the legal investigations, which shall always be subject to certain presumptions, including but not limited to the presumption that:

- a) All signatures appearing on the documents and records perused in the course of the investigation are genuine.
- b) The photocopies / certified copies of the documents and records perused are authentic copies and complete documents.
- c) All the Power of Attorneys involved in the transactions of the said lands are genuine and authentic documents, though the same have been pursued or not.
- d) All the representations, information and documents received from the Partners of Golden Kalash Housing LLP for this report are true and correct.

Subject to the aforesaid presumptions and based on search, investigations, scrutiny conducted by us above this Title Report is being issued.

XI. SEARCH AND PUBLIC NOTICE: -

- I have caused search of the of land bearing Survey No. 135/1 situated at Village: Pashan, Taluka Haveli, District Pune for the last 31 years i.e. 01/01/1990 to 29/06/2022 at the instance of M/s Golden Kalash Housing LLP. I have paid necessary charges online in the office of Sub Registrar Haveli No.1 on 02/05/2023 vide Challan bearing GRN No: MH001483985202324P which is attached herewith.
- The Search from the year 1990 to the year 1991 is taken from the office of Sub Registrar Haveli 1 and 2 as earlier to 1991 documents could be registered only in office of Sub Registrar Haveli 1 and 2. From year 1991 onwards the specific jurisdiction was allotted to offices of sub-Registrar and the jurisdiction of Village Pashan was with the Office of Sub-Registrar Haveli No. 4 and therefore the search from the year 1991 to November 2001 is taken from the office of Sub Registrar Haveli No.4. Online Search is made from the year 2002 on website viz <http://igermaharashtra.gov.in> It is mentioned on the website, that all the data is available but it appears that all the data is not up to date therefore the search is taken from available data.



- I have taken search of Index II Registers from the year 1989 to 1991 in Haveli No.1 and 2 but said registers were torn and available in loose sheets, from the available record transactions were recorded. The search from the year 1991 to November 2001 is taken from office of Sub Registrar Haveli 4, Index II Registers from the year 1991 to 2001 were available for the search but the said registers were also in torn condition and from the available record no transactions were found with respect to the said land. From the year 2002 to 02/05/2023 search is taken from the website viz. <http://jermaharashtra.gov.in>
- I have compiled a list of all the documents pertaining to Sr. No 135/1 which were found in the online search for perusal.
- Similarly, I have issued Public Notices in Marathi Daily "Prabhat" and English Daily "Times of India" on 25.02.2022. I have not received any objections to the Public Notice till date. Copy of the said Public Notices have been attached herewith.

XII. ANY OTHER RELEVANT ENTRIES RELATED TO TITLE:

i) Reservation as per DP and Sanction of composite layout by PMC:

- It is seen that, as per the Development Plan of Pune Municipal Corporation and Zoning Certificate issued by Pune Municipal Corporation the said lands bearing Survey No 135/1 described as said land is affected by PS/HS-53 reservation, having School Reservation (PS/HS) as majority part of the reservation.
- As per the Unified Development Control and Promotion Regulations 2020 for Planning Authorities and Regional Plans in Maharashtra which are applicable for developments within Pune Municipal Corporation (UDCPR 2020). In regulation No. 11.1 In Part – 6b, it has been provided that for School reservations, the owners herein are entitled to develop such Sixty Percent area of the area under the reservation of School out of the said land and the owners to handover the Fourty Percent of the land under such reservation to the Planning Authority, free of cost.
- It is informed to me that accordingly, the Developer has applied to Pune Municipal Corporation for the development of 60% of land out of the said



land by handing over remaining 40% land under reservation to Pune Municipal Corporation.

- The Developer has obtained the approval from the Pune Municipal Corporation in respect to the Sixty Percent area of the land under School Reservation out of the said land.
- The Pune Municipal Corporation sanctioned the building plans on 60% land out of the said lands and remaining 40% land was shown to be handed over to Pune Municipal Corporation after the construction of the school, details of which as under

ii) Sanctioned Building Plans.

- The present Owners/Developer got sanctioned layout and Building Plans from the Pune Municipal Corporation in respect of proposed building on the said 60% plot by utilizing available F.S.I, Ancillary F.S.I and the Pune Municipal Corporation issued Commencement Certificate bearing No. CC/0565/23 dated 06 June 2023, to that effect. I have perused Commencement Certificate and copies of the plans sanctioned by Pune Municipal Corporation. Before sanctioning of layout and Building plans on the said lands the Environment Impact Assessment Authority, Maharashtra, issued Environmental Clearance Certificate dated 21/07/2023, bearing identification No. EC23B038MH136256.

XIII. TITLE CERTIFICATION / TITLE OPINION

After perusing the 7/12 Extracts, the mutation entries appearing on the 7/12 Extracts, the documents given to me for my perusal and on the basis of the Search Report, I have concluded that M/s Golden Kalash Housing LLP are the owners of the said land and the rights of the said Owners to the said land are CLEAN, CLEAR and MARKETABLE.

PUNE
DATED: 24/08/2023

ADV. NITISH SABHNANI

(ADVOCATE)

Adv. Nitish Sabhnani

B.S.L.L.B,LL.M (London)

Sanad No. MAH/3446/2013

319, Vakilt Nagar, Pimpri, Pune-411 004 (M.S.)

556230)
497767293तालुका :- हवेली
भूमापन क्रमांक व उपविभाग : 135/1

जिल्हा :- पुणे

28497767293

14893]	अनिल साहू गायकवाड	0.10.00	0.15	(6963)
2168	रुक्मिणी विठ्ठल निम्हण	0.68.21	1.04	(4977)
2285	मनिषा श्रवण अग्रवाल			(7043)
	मनिषा भवन अग्रवाल	0.80.00	1.21	(7043)
	-----सामाईक क्षेत्र-----	0.80.00	1.21	
2286	रामदास मल्हारी काळे	0.04.00	0.06	(6872)
2309	अंकुश राजाराम वाबळे			(6924)
	अजितकुमार रामचंद्र महाडीक			(6924)
	निरज दिपक कुदळे			(6924)
	स्वप्नील प्रकाशराव क्षिरसागर			(6924)
	प्रकाश चंद्रकांत खेडेकर			(6969)
	प्रशांत चंद्रकांत खेडेकर			(6969)
	-----सामाईक क्षेत्र-----	0.18.58	0.28	
2327	सुलभा कैलास गोपनर			(6963)
	चरणदास लक्ष्मण डोंगरे			(6963)
	नझीर रियाद सैय्यद			(6963)
	-----सामाईक क्षेत्र-----	0.10.00	0.15	
2379	रुक्मिणी विठ्ठल निम्हण			(7058)
	वैशाली गणेश गावडे			(7058)
	-----सामाईक क्षेत्र-----	0.21.74	0.33	
2381	अवंती विलास निम्हण अपाक आई ऐश्वर्या			(7065)
	रुक्मिणी विठ्ठल निम्हण			(7065)
	ऐश्वर्या विलास निम्हण			(7065)
	अद्वैत विलास निम्हण अपाक आई ऐश्वर्या			(7065)
	-----सामाईक क्षेत्र-----	0.32.50	0.49	
2382	ऐश्वर्या विलास निम्हण			(7065)
	रुक्मिणी विठ्ठल निम्हण			(7065)
	-----सामाईक क्षेत्र-----	0.32.50	0.49	
2387	मे. गोल्डन कलश हौसिंग एलएलपी तर्फे			(7063)
	भागीदार सुजित आत्माराम काळे			(7063)
	मे. गोल्डन कलश हौसिंग एलएलपी तर्फे			(7063)
	भागीदार विशाल वेदन व्यास			(7063)
	मे. गोल्डन कलश हौसिंग एलएलपी तर्फे			(7063)
	भागीदार वैभव सुभाष मिठारे			(7063)
	-----सामाईक क्षेत्र-----	0.50.47	0.77	
जुने फेरफार क्र. (1) (708) (840) (1775) (1919) (2268) (2831) (2839) (3084) (4954) (4974) (4975) (4977) (4978) (5098) (5147) (5148) (5149) (5153) (5154) (5726) (5798) (5800) (5801) (5920) (6067) (6210) (6251) (6454) (6479) (6536) (6563) (6585) (6590) (6591) (6624) (6629) (6732) (6855) (6888) (7058)				
सीमा आणि भूमापन चिन्हे :				

खालील नमूद टीप हि गाव नमुना सात बारा चा भाग नाही.

टीप :- या पत्र वरील नमूद पिकांचे क्षेत्र मोनोव्होटाच्या नावासमोर नमूद क्षेत्रफळांची एकूण बेरीज सवातदर्शनी भेळात नाही. याबाबत संबंधितांनी सवात दर्शनी क्षेत्रात पुढील व्यवहार करावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- पाषाण (556230)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 135/1

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2015-16	खरीप							पड	9.8300	
2016-17	खरीप							पड	9.8300	
2017-18	खरीप							पड	9.8300	
2018-19	खरीप							पड	9.8300	
2019-20	खरीप							पड	9.8300	
2021-22	संपूर्ण वर्ष	सवें खाते						घरपड	9.8067	

टीप : * सदरची नोंद मोबाइल ऍप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹९/- रुपये मिळाले."
दिनांक :- 10/05/2023
सांकेतिक क्रमांक :- 272500070311840000520231100(नाव :- जगेश विठ्ठल निम्हण)
तलाठी साक्षात :- पाषाण (556230) तालुका :- हवेली, जिल्हा :- पुणेजगेश विठ्ठल निम्हण
तलाठी, पाषाण
ता. हवेली, जि. पुणे