



HADGAONKAR & ASSOCIATE

ADVOCATE & LEGAL CONSULTANT

104, Wakad Business Bay, Wakad, Pune 411057.

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Email ID: hadgaonkarlawfirm@gmail.com

Date:-12-12-2024

FORMAT-A

(Circular No.28 of 2021)

To,

THE HON'BLE CHAIRMAN,
Maharashtra Real Estate Regulatory Authority,
Headquarters: 9th floor, Housefin Bhavan,
Plot No. C-21, E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai-400051.



LEGAL TITLE REPORT

Subject: Title Clearance Certificate in respect of property,

I have investigated the title of the Said Property on request of M/S. YASHVASTU DEVELOPERS, a registered Partnership Firm, registered with the Registrar of firms, Pune under India Partnership Act, 1932 and Rules made there under having firm Identity No.MPA-70803 and as per Section 139A of Income Tax Act, 1961 read with rule 114B of Income Tax Rules, 1962, having Permanent Account No. AAIFY7415R having head office at, Ahinsa Apartment, 2nd floor, Prabhat Road, Lane No.4, 768/18, Deccan Gymkhana, Pune 411004 and Site Office : Parkland 1-D Building, with S No.70A/2, 70A/3, 70A/1A+1B+1C, 70A/1B+C(pt), CTS NO. 809,873,881 at Ghorpadi, Haveli, Pune, 411001., is hereinafter referred to as the "Said Firm/Said Owner", through its partner, Mr. Jayesh Jain, on the basis of following documents i.e.:

1. DESCRIPTION OF SAID PROPERTY: All that below mentioned properties, situated at Village Ghorpadi within registration District Pune, Sub-Registration District Haveli, Tal. Pune City and within the limits of Pune Municipal Corporation Pune is as under:-

Sr.No.	Survey No.	Corresponding CTS No.	Total land Area	Area purchased by Yashvastu Developers,
1.	70A/1A	873	5100 Sq. Mtr	384 Sq. Mtrs;
2.	70A/1B	873/2	6000 Sq.Mtr	2380 Sq.Mtr
3.	70A/1C	873/3	6000 Sq.Mtr	2380 Sq.Mtr
4.	70A/2	820/2	11500 Sq.Mtr	11500 Sq.Mtr
5.	70A/3	820/3	8800 Sq.Mtr	8800 Sq.Mtr
TOTAL			37400 Sq.Mtr	25444 Sq.Mtr;

Aforesaid properties amalgamated and approved last revised layout under CC2663/2024 dated 09/12/2024 for total land area admeasuring 25444 sq.mtrs., which is hereinafter referred to as "Larger Land" AND the separate approximate land area admeasuring 12045.93 sq.mtrs., out of the said Larger Land, is the subject matter of this present and is hereinafter referred to as "Said Property".



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2. DOCUMENTS OF ALLOTMENT OF PLOT: -

- a. Sale deed dated 15/09/2008, which is registered in the office of Sub Registrar, Haveli No.1, at Sr.No.7911 of 2008 shows that, Said Owner, M/s. Yashvastu Developers, purchased with possession Said Property from Shri Balasaheb Alias Rajkumar Vinayakrao Borate for self and as a Karta of his HUF, Mrs. Bharati Balasaheb Alias Rajkumar Borate, Shri Manish Balasaheb Alias Rajkumar Borate, Mrs. Vaidehi Manish Borate, Shri Harshad Balasaheb Alias Rajkumar Borate, Shri Ajit Vinayakrao Borate for self and as a Karta of his HUF, Mrs. Sunita Ajit Borate, Shri Amit Ajit Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughter Nakshtra, Mrs. Shital Amit Borate, Shri Madhu Ajit Borate, Archana Madhur Borate and Smt. Rukhminibai Vinayakrao Borate.
- b. M/s. Yashvastu Developers purchased the area admeasuring 4745.50 sq.mtrs. out of Survey No.70A/2 and 70A/3 Village Ghorpadi from M/s. Navdurga Associates by sale deed dated 24/09/2009 registered in the office of Sub-registrar Haveli No.2 at serial no.6403 on 24/09/2009 and accordingly for the aforesaid purchase area name of the aforesaid purchaser is recorded as the owner and possessor.
- c. Sale Deed dated 15/04/2008, which is duly registered in the office of Sub-Registrar Haveli No.10 at Serial No.3484, M/s. Yashvastu Developers has purchased all that area admeasuring 00 Hectare 26.91 Ares out of Survey No.70A/2 and area admeasuring 00 Hectare 20.591 Ares, Village Ghorpadi out of Survey No. 70A/3 i.e. total area 00 Hectare 47.50 Ares from Ravindra Naupatlal Sankla for self and as a constituted attorney of Kamal Sadashivrao Borate, Hemant Sadashivrao Borate for self and as a Karta of his HUF, Chhya Hemant Borate, Dhananjay Hemant Borate, Nivedita Hemant Borate, Nitin Sadashiv Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughters Swetali and Ashvini, Mrs. Deepali Nitin Borate, Rakesh Sadashiv Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughter Rashika, Mrs. Vaishali Rakesh Borate, Mangala Ravindra Jadhav, Mrs. Sushma Ramesh Patel, Mrs. Kalpana Dinkar Mali, Mrs. Shubhangi Mohandas Nair and accordingly name of the aforesaid purchaser firm is recorded in revenue record for the purchased area by deleting name of the sellers whose names were shown on 7/12 extracts.
- d. M/s. Yashvastu Developers purchased the area admeasuring 7645.50 sq.mtrs. out of Survey No.70A/2 and 70A/3 Village Ghorpadi from M/s. Navdurga Associates by sale deed dated 22/09/2009 registered in the office of Sub-registrar Haveli No.2 at serial no.6414 on 22/09/2009 and accordingly for the aforesaid purchase area name of the aforesaid purchaser is recorded as the owner and possessor.
- e. Exchange Deed dated 14/01/2010 registered in the office of Sub-Registrar Haveli No.1 at Serial No.484 on 14/01/2010 and in pursuance of that, area admeasuring 00 Hectare 15 Ares out of Survey No.70A/1B and area admeasuring 00 Hectare 15 Ares out of Survey No.70A/1C Village Ghorpadi mutated in the name of M/s. Yashvastu Developers being property received against the exchange of the property shown in the mutation entry.
- f. M/s. Yashvastu Developers has purchase area admeasuring 258.80 sq.mtrs; from Anand Balasaheb Jadhav by sale deed dated 15/04/2008 having registration no.3478/2008 and accordingly name of the aforesaid purchaser firm is recorded for area admeasuring 258.80 sq.mtrs. By deleting name of the seller in Revenue Record for Survey No.70A/2 Village Ghorpadi.





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- g. Development Agreement coupled with power of attorney both dated 09/11/2023, which are registered in the office of Sub Registrar, Haveli No.12, at Sr.Nos.21680 & 21681 on 21/11/2023, shows that, by accepting consideration of 40% of total constructed carpet/ saleable area to be constructed on the said Larger Land (excluding Said Property), Said Owner, M/s. Yashvastu Developers, allotted all the development rights with possession unto Euphoric Developers LLP.
3. Digital 7/12/ property card extract for Survey No.70A/1B, Survey No.70A/1C, Survey No. 70A/2 & Survey No.70A/3 and corresponding property card extract area available for year 2017 to 2023 for City Survey No.873, 873/2, 873/3, 820/2 & 820/3 at Village Ghorpadi, issued by Maharashtra Bhumi Abhilekh, a land record website of the State of Maharashtra.
4. Search report for 30 years from 1995 to 2024: - Adv Nilesh Toshniwal, B"Com LL.B., 2018, Sadashiv Peth, Pune - 411 030 issued Search and Title Investigation Report dated 06/07/2010 for the period 1981 to 2010 to M/s. Yashvastu Developers, and thereafter, M/s. Rajiv Patel & Associates have issued detailed Certificate of Title dated 14/03/2016. Thereafter, I have carried out search for the period of 2016 to 2024 in respect of the Said Property, I have paid search fee of Rs. 750/- which is credited to the Inspector General of Registration Department vide three E-challan i.e., GRN No. MH010975091202425U Dated 11/11/2024, copy of which is attached herewith. On perusal of the above-mentioned reports, documents and all other revenue documents to title of the Said Property, I am of the opinion that the revenue title of following Owner/Developer/Promoters to the Said Property is clear, marketable and without any encumbrances.

OWNER OF THE SAID PROPERTY

1. Owner: - M/S YASHVASTU DEVELOPERS, a registered partnership firm, is the owner and possessor of the Said Property;
2. Qualifying comments/remarks if any: M/S YASHVASTU DEVELOPERS, a registered partnership firm, being owner/promoter/developer & possessor of the Said Property has absolute authority to develop the Said Property and deal with the Said Property with tenements in building etc.; constructed or to be constructed on the Said Property as per sanction from Pune Municipal Corporation, Pune.

The Report reflecting the follow of the title of the developer, M/S YASHVASTU DEVELOPERS, a registered partnership firm, to the Said Property is enclosed herewith as Annexure-A.

Enclosure: Annexure-A, Flow of Title, Search receipt.

Place: Pune

Date: 12/12/2024



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FLOW OF THE TITLE OF THE SAID LAND:

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) MUTATION ENTRIES: - Photocopies of mutation entry from date 01/01/1995 onwards numbered as; 2944, 5025, 6311, 7329 & 7560.
- 3) Search report for 30 years from 1995 to 2024: Search Report from 1981 till 2010, issued by Adv Nilesh Toshniwal, dated 06/07/2010 & search report for the year 2010 to 2016 issued by M/s. Rajiv Patel & Associates, dated 14/03/2016 are attached herewith.
- 4) Any other relevant title, Undertaking of the owner & developer;
- 5) Litigations if any- NIL

Date: 12/12/2024




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ANNEXURE-A

FORMAT - A

(Circular No.28/2021)

1. DESCRIPTION OF SAID PROPERTY: The Said Firm through its authorized partner, Mr. Jayesh Ramesh Jain has informed that, all that area admeasuring 00 Hectar 03.84 Ares i.e. 384 sq. mtrs. out of Survey No. 70A/1A admeasuring 00 Hectar 51 Ares, area admeasuring 00 Hectar 23.80 Ares i.e. 2380 sq. mtrs. out of Survey No. 70A/1B admeasuring 00 Hectar 60 Ares, area admeasuring 00 Hectar 23.80 Ares i.e. 2380 sq. mtrs. out of Survey No. 70A/1C admeasuring 00 Hectar 60 Ares, Survey No. 70A/2 admeasuring 01 Hectar 15 Ares i.e. 11500 sq.mtrs., Survey No. 70A/3 admeasuring 00 Hectar 88 Ares, i.e. 8800 sq. mtrs.; total admeasuring 02 Hectar 54.44 Ares i.e. 25444 sq.mtrs.; situated at Village Ghorpadi within registration District Pune, Sub-Registration District Haveli, Tal. Pune City and within the limits of Pune Municipal Corporation Pune. Hereinafter referred the "Larger Land" and shown on the sanctioned plan along with area under D.P. Road, school reservation & building block as per present revised sanction building layout plan dated 09/12/2024 vide No.2663/24. The Said Larger Land is Sub-divided by 18 mtrs.; wide D.P. Road being Eastern Portion and Western Portion. Area under 18 mtr; wide D.P. Road is admeasuring 906.02 Sq. Mtrs. situated at Western Side of the aforesaid Eastern portion. Area under 09 mtrs.; wide D.P. Road is admeasuring 769.36 Sq. Mtrs. situated at Eastern Side of the aforesaid Eastern portion. The Easter Portion area admeasuring 880 sq.mtrs.; out of area admeasuring 2380 sq.mtrs.; out of Survey No.70A/1B admeasuring 00 Hectare 60 Ares, area admeasuring 880 sq.mtrs.; out of area admeasuring 2380 sq.mtrs.; out of Survey No.70A/1C admeasuring 00 Hectare 60 Ares, area admeasuring 1704.35 sq.mtrs.; out of Survey No. 70A/2 admeasuring 01 Hectare 15 Ares & area admeasuring 5380.14 sq.mtrs.; out of Survey No.70A/3 admeasuring 00 Hectare 88 Ares total area admeasuring 12045.93 sq.mtrs.; situated at Village Ghorpadi within registration District Pune, Sub-Registration District Haveli, Tal. Pune City and within the limits of Pune Municipal Corporation Pune and hereinafter referred as the "Said Land" and the Said Land along with right to use permissible FSI/TDR area admeasuring 1675.38 sq.mtrs.; being compensation against transfer of area admeasuring 769.36 sq.mtrs.; being area under 9 mtrs. D.P. Road & area admeasuring 906.02 sq.mtrs. being area under 18 mtrs. D.P. Road and further all type of buildable potentials under whatsoever head including permissible FSI, Paid FSI, Fungible FSI, TDR & ancillary FSI etc. and all other buildable potential permissible for the Said Land as per Unified Development Control & Promotion Regulation 2020 and State Government Notification/ Circular from time to time under Maharashtra Regional Town Planning Act 1966 i.e. "Said Property".
2. MUTATION ENTRIES: - Photocopies of mutation entry from date 01/01/1995 onwards numbered as; 2944, 5025, 6311, 7329 & 7560.
3. DEVOLUTION OF TITLE: -
 - 3.1 The Mutation Entry No.2944 Village Ghorpadi certified on 14/10/1993 shows that, same was mutated as per order dated 04/10/1993 passed by Tahsildar Pune City in Partition Case No.4/1993 u/s 85 of the Maharashtra Land Revenue Code 1966, in which Survey No.70A/1A admeasuring 01 hectare 91 Ares was partitioned between Shri Vinayak Bapusaheb Borate, Shri Rajkumar Vinayakrao Borate, Shri Ajit Vinayakrao Borate, Mrs. Rohini Vilas Pingale



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and Mrs. Rajani Prakash Kodre and accordingly Survey No.70A/1A admeasuring 00 hectare 51 Ares assessment Rs.03.41 shown in the name of Shri Vinayak Bapusaheb Borate, Survey No.70A/1A/1 admeasuring 00 Hectare 60 Ares assessment Rs.04.02 shown in the name of Shri Rajkumar Vinayak Borate, Survey No.70A/1A/2 admeasuring 00 Hectare 60 Ares, shown in the name of Shri Ajit Vinayak Borate, Survey No.70A/1A/3 admeasuring 00 Hectare 10 Ares assessment Rs.00.67 shown in the name of Mrs. Rohini Vilas Pingale and Survey No.70A/1A/4 admeasuring 00 Hectare 10 Ares assessment Rs.00.67 shown in the name of Mrs. Rajani Prakash Kodre and accordingly for each sub-hissa separate 7/12 extracts are opened in revenue record and shown in the name of respective persons as per partition. Subsequent Mutation Entry No.4415 Village Ghorpadi certified on 23/09/1999 shows that, Survey No.70A/1A remained with Shri Vinayak Bapusaheb Borate for unsold area, as per Order dated 05/03/1999 passed by Tahsildar Pune city in partition case no.1/1998 u/s 85 of Maharashtra Land Revenue Code 1966.

- 3.2 Mutation Entry No.5025 Village Ghorpadi certified on 28/02/2001 shows that, Shri Vinayak Bapusaheb Borate expired on 28/01/1999 leaving behind wife Rukhmini two sons Rajkumar and Ajit and two married daughters Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre and accordingly names of aforesaid heirs are recorded for Survey No.70A/1A for the area shown in the name of deceased by deleting the name of the deceased. Subsequent Mutation Entry No.5026 Village Ghorpadi certified on 28/02/2001 shows that, by Release Deed dated 31/07/2000 having registration No.5203 Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre executed Release Deed in favour of Rukhmini Vinayakrao Borate, Rajkumar Vinayakrao Borate and Ajit Vinayakrao Borate for right, title, interests inherited by them in property bearing Survey No.70A/1A Village Ghorpadi and accordingly names of Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre were deleted.
- 3.3 Mutation Entry No.6311 Village Ghorpadi certified on 31/05/2005 shows that, same is mutated in light of order dated 26/10/2004 of Tahsildar Pune city in light of computerised revenue record, Survey No.70A/1A is renumbered as Survey No.70A/1A, Survey No.70A/1A/1 is renumbered as Survey No.70A/1B, Survey No.70A/1A/2 is renumbered as Survey No.70A/1C, Survey No.70A/1A/3 is renumbered as Survey No.70A/1D and Survey No.70A/1A/4 is renumbered as Survey No.70A/1E and accordingly implemented in revenue record.
- 3.4 Mutation Entry No.7328 of Village Ghorpadi certified on 11/11/2008 shows that, by Sale Deed dated 15/04/2008, which is duly registered in the office of Sub-Registrar Haveli No.10 at Serial No.3484, M/s. Yashvastu Developers has purchased all that area admeasuring 00 Hectare 26.91 Ares out of Survey No.70A/2 and area admeasuring 00 Hectare 20.591 Ares, Village Ghorpadi out of Survey No. 70A/3 i.e. total area 00 Hectare 47.50 Ares from Ravindra NaupatlalSankla for self and as a constituted attorney of Kamal Sadashivrao Borate, Hemant Sadashivrao Borate for self and as a Karta of his HUF, Chhya Hemant Borate, Dhananjay Hemant Borate, Nivedita Hemant Borate, Nitin Sadashiv Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughters Swetali and Ashvini, Mrs. Deepali Nitin Borate, Rakesh Sadashiv Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughter Rashika, Mrs. Vaishali Rakesh Borate, Mangala Ravindra Jadhav, Mrs. Sushma Ramesh Patel, Mrs. Kalpana Dinkar Mali, Mrs. Shubhangi Mohandas Nair and accordingly name of the aforesaid purchaser firm is recorded in revenue record for the purchased area by deleting name of the sellers whose names were shown on 7/12 extracts.



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- 3.5 Mutation Entry No.7329 Village Ghorpadi certified on 31/11/2008 shows that, by Sale Deed dated 15/09/2008 registered in the office of Sub-Registrar Haveli No.1 at Serial No.7911/2008, M/s. Yashvastu Developers has purchased with possession area admeasuring 00 Hectare 03.84 Ares out of Survey No.70A/1A, area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/B and area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/C from Shri Balasaheb Alias Rajkumar Vinayakrao Borate for self and as a Karta of his HUF, Mrs. Bharati Balasaheb Alias Rajkumar Borate, Shri Manish Balasaheb Alias Rajkumar Borate, Mrs. Vaidehi Manish Borate, Shri Harshad Balasaheb Alias Rajkumar Borate, Shri Ajit Vinayakrao Borate for self and as a Karta of his HUF, Mrs. Sunita Ajit Borate, Shri Amit Ajit Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughter Nakshttra, Mrs. Shital Amit Borate, Shri Madhu Ajit Borate, Archana Madhur Borate and Smt. Rukhminibai Vinayakrao Borate and accordingly for the aforesaid purchased area name of the purchaser firm is recorded in revenue record as the owner and possessor. The aforesaid sale deed is available for scrutiny and which shows that, the same is dated 15/09/2008 and registered in the office of Sub-Registrar Haveli No.1 at Serial No.7911 on the same day and the sale deed also shows that, the area admeasuring 00 Hectare 03.84 Ares out of Survey No.70A/1A is under 9 mtrs.; wide Road and area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/B and area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/C is under school reservation.
- 3.6 Mutation Entry No.7330 of Village Ghorpadi certified on 11/11/2008 shows that, by Sale Deed dated 21/08/2008, which is duly registered in the office of Sub-Registrar Haveli No.7 at Serial No.5855, M/s. Yashvastu Developers has purchased all that area admeasuring 00 Hectare 86.62 Ares out of Survey No.70A/2 and area admeasuring 00 Hectare 66.286 Ares, Village Ghorpadi out of Survey No. 70A/3 i.e. total area 01 Hectare 52 Ares from Vatsalabai Ramkrishna Borate, Ramesh Ramkrishna Borate, Padma Ramesh Borate, Harshad Ramesh Borate, Shweta Harshad Borate, Manasi Sameer Ladkat, Krati Harshad Patil, Kiran Ramkrishna Borate, Yojana Kiran Borate, Vinay Ramkrishna Borate, Jayashree Vinay Borate, Meena Madhukar Tayade, Sudha Sampatrao Shinde, Sunita Ravindra Nanavare, Bharati Ravindra Nanavare, Chndrakant Shakarrao Borate, Madhumalati Chandrakant Borate, Gaganvihari Chandrakant Borate, Shubhada Gaganvihar Borate, Manisha Mihir Thatte, Archana Pravin Raskar, Dhaval Pralhad Borate, Kusum Pralhad Borate, Sagita Dhaval Borate, Hemal alias Charushila Pralhad Borate, Kusum Subhash Bodake, Nilesh Subhash Bodake, Sonali Nilesh Bodke, Hitesh Subhash Bodke, Ashok Mahadev Bodke, Mangala Ashok Bodke, Atish Ashok Bodke, Anamika Ashok Bodke, Atithi Milind Dedge, Arun Mahadev Bodke, Sujata Arun Bodke, Reshma Abhijit Boravake, Shweta Laxmikant Boravake, Rasik Mahadev Bodke, Kalpana RasikBodke, Shekhar Mahadev Bodke, Nayana Shekhar Bodke, Ratnabai Ramesh Dedge all through Constituted Attorney Shri.Jayesh Ramesh Jain and accordingly name of the aforesaid purchaser firm is recorded in revenue record for the purchased area by deleting name of the sellers whose names were shown on 7/12 extracts.
- 3.7 Mutation Entry No.7376 of Village Ghorpadi certified on 21/01/2009 shows that, by Sale Deed dated 14/03/2008, having Registration No.2780/2008, Shri. Anand Jadhav had purchased area admeasuring 258.80 sq.mtrs. out of Survey No.70A/2 and Survey No.70A/3 from Jyoti alias Gulab Prakashrao Jagtap, Surekha Lahujirao Jagtap and Pushpalata GulabraoLadkat and accordingly name of the aforesaid buyer was recorded for 258.80 sq.mtrs. out of





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Survey No.70A/2 Village Ghorpadi. The aforesaid sale deed is available for scrutiny and which shows that, same is dated 16/10/2007 register in the office of Sub-Registrar Haveli No.11 at Serial No.8805 on 16/10/2007. The sale deed also shows that, the aforesaid three owners by registered agreement and power of attorney dated 09/01/2007 registered in the office of sub-registrar Haveli No.7 at Serial No.289/2007 and 290/2007 agreed to sell the aforesaid property to SajidbhaiUsufbhaiDahodwala (Electrickwala), M/s.Shanti Constructions, proprietor Manoj Jawaharlal Mathurawala and Mr.MayurMukundrai Shah and by subsequent agreement dated 16/10/2007 registered in the office of Sub-registrar Haveli No.11 at serial no.8805 on 16/10/2000 the aforesaid oweners through constituted attorney SajidbhaiUsufbhaiDahodwala (Electrickwala) as the owners and aforesaid SajidbhaiUsufbhaiDahodwala (Electrickwala), M/s.Shanti Constructions, proprietor Manoj Jawaharlal Mathurawala and Mr.MayurMukundrai Shah as the Confirming Party, agreed to sell the aforesaid property to Anand Balasaheb Jadhav and in pursuance of that, also executed power of attorney dated 16/10/2007 registered in the office of Sub-registrar Haveli No.11 at serial no.8806 on 16/10/2000 appointing Anand Balasaheb Jadhav as their constituted attorney to complete the aforesaid transactions in all respect.

- 3.8 The Mutation Entry No.7377 Village Ghorpadi certified on 21/01/2009 shows that, M/s. YashvastuDevelopres has purchase area admeasuring 258.80 sq.mtrs; from Anand Balasaheb Jadhav by sale deed dated 15/04/2008 having registration no.3478/2008 and accordingly name of the aforesaid purchaser firm is recorded for area admeasuring 258.80 sq.mtrs. by deleting name of the seller in Revenue Record for Survey No.70A/2 Village Ghorpadi.
- 3.9 The Mutation Entry No.7558 Village Ghorpadi certified on 06/02/2009 shows that, M/s. Yashvastu Developers purchased the area admeasuring 4745.50 sq.mtrs.; out of Survey No.70A/2 and 70A/3 Village Ghorpadi from M/s. Navdurga Associates by sale deed dated 24/09/2009 registered in the office of Sub-registrar Haveli No.2 at serial no.6403 on 24/09/2009 and accordingly for the aforesaid purchase area name of the aforesaid purchaser is recorded as the owner and possessor.
- 3.10 The Mutation Entry No.7559 Village Ghorpadi certified on 06/02/2009 shows that, M/s.Yashvastu Developers purchased the area admeasuring 7645.50 sq.mtrs; out of Survey No.70A/2 and 70A/3 Village Ghorpadi from M/s.Navdurga Associates by sale deed dated 22/09/2009 registered in the office of Sub-registrar Haveli No.2 at serial no.6414 on 22/09/2009 and accordingly for the aforesaid purchase area name of the aforesaid purchaser is recorded as the owner and possessor.
- 3.11 Mutation Entry No.7560 Village Ghorpadi certified on 06/02/2010 shows that, same is mutated as per Exchange Deed dated 14/01/2010 registered in the office of Sub-Registrar Haveli No.1 at Serial No.484 on 14/01/2010 and in pursuance of that, area admeasuring 00 Hectare 15 Ares out of Survey No.70A/1B and area admeasuring 00 Hectare 15 Ares out of Survey No.70A/1C Village Ghorpadi mutated in the name of M/s. Yashvastu Developers being property received against the exchange of the property shown in the mutation entry.





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- 3.12** The Mutation Entry No.1916 Village Ghorpadi certified on 30/06/1968 shows that, same was mutated in light of the compromise decree passed in Spl. C. S. No.9/1966, in which Shri Vinayak Baburao Borate being Plaintiff filed the same suit against Shri Gajanan Bapusaheb Borate, Shivaram Bapusaheb Borate, Shri Vitthal Bapusaheb Borate and Smt. Daurapadabai Bapusaheb Borate for partition and as per Compromise Decree Survey No.70A/1, 69/2/4, & 50/1+3 situated at Village Ghorpadialongwith other properties shown in mutation entry came to the share of Shri Vinayak Baburao Borate and accordingly names of Shri Gajanan Bapusaheb Borate, Shivaram Bapusaheb Borate, Shri Vitthal Bapusaheb Borate were deleted for the aforesaid properties.
- 3.13** The Mutation Entry No.2944 Village Ghorpadi certified on 14/10/1993 shows that, same was mutated as per order dated 04/10/1993 passed by Tahsildar Pune City in Partition Case No.4/1993 u/s 85 of the Maharashtra Land Revenue Code 1966, in which Survey No.70A/1A admeasuring 01 hectare 91 Ares was partitioned between Shri Vinayak Bapusaheb Borate, Shri Rajkumar Vinayakrao Borate, Shri Ajit Vinayakrao Borate, Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre and accordingly Survey No.70A/1A admeasuring 00 hectare 51 Ares assessment Rs.03.41 shown in the name of Shri Vinayak Bapusaheb Borate, Survey No.70A/1A/1 admeasuring 00 Hectare 60 Ares assessment Rs.04.02 shown in the name of Shri Rajkumar Vinayak Borate, Survey No.70A/1A/2 admeasuring 00 Hectare 60 Ares assessment Rs.04.02 shown in the name of Shri Ajit Vinayak Borate, Survey No.70A/1A/3 admeasuring 00 Hectare 10 Ares assessment Rs.00.67 shown in the name of Mrs. Rohini Vilas Pingale and Survey No.70A/1A/4 admeasuring 00 Hectare 10 Ares assessment Rs.00.67 shown in the name of Mrs. Rajani Prakash Kodre and accordingly for each sub-hissa separate 7/12 extracts are opened in revenue record and shown in the name of respective persons as per partition. Subsequent Mutation Entry No.4415 Village Ghorpadi certified on 23/09/1999 shows that, Survey No.70A/1A remained with Shri Vinayak Bapusaheb Borate for unsold area, as per Order dated 05/03/1999 passed by Tahsildar Pune city in partition case no.1/1998 u/s 85 of Maharashtra Land Revenue Code 1966.
- 3.14** Mutation Entry No.5025 Village Ghorpadi certified on 28/02/2001 shows that, Shri Vinayak Bapusaheb Borate expired on 28/01/1999 leaving behind wife Rukhmini two sons Rajkumar and Ajit and two married daughters Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre and accordingly names of aforesaid heirs are recorded for Survey No.70A/1A for the area shown in the name of deceased by deleting the name of the deceased. Subsequent Mutation Entry No.5026 Village Ghorpadi certified on 28/02/2001 shows that, by Release Deed dated 31/07/2000 having registration No.5203 Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre executed Release Deed in favour of Rukhmini Vinayakrao Borate, Rajkumar Vinayakrao Borate and Ajit Vinayakrao Borate for right, title, interests inherited by them in property bearing Survey No.70A/1A Village Ghorpadi and accordingly names of Mrs. Rohini Vilas Pingale and Mrs. Rajani Prakash Kodre were deleted.



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- 3.15 Mutation Entry No.6311 Village Ghorpadi certified on 31/05/2005 shows that, same is mutated in light of order dated 26/10/2004 of Tahsildar Pune city in light of computerised revenue record, Survey No.70A/1A is renumbered as Survey No.70A/1A, Survey No.70A/1A/1 is renumbered as Survey No.70A/1B, Survey No.70A/1A/2 is renumbered as Survey No.70A/1C, Survey No.70A/1A/3 is renumbered as Survey No.70A/1D and Survey No.70A/1A/4 is renumbered as Survey No.70A/1E and accordingly implemented in revenue record.
- 3.16 Mutation Entry No.7329 Village Ghorpadi certified on 31/11/2008 shows that, by Sale Deed dated 15/09/2008 registered in the office of Sub-Registrar Haveli No.1 at Serial No.7911/2008, M/s. Yashvastu Developers has purchased with possession area admeasuring 00 Hectare 03.84 Ares out of Survey No.70A/1A, area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/B and area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/C from Shri Balasaheb Alias Rajkumar Vinayakrao Borate for self and as a Karta of his HUF, Mrs. Bharati Balasaheb Alias Rajkumar Borate, Shri Manish Balasaheb Alias Rajkumar Borate, Mrs. Vaidehi Manish Borate, Shri Harshad Balasaheb Alias Rajkumar Borate, Shri Ajit Vinayakrao Borate for self and as a Karta of his HUF, Mrs. Sunita Ajit Borate, Shri Amit Ajit Borate for self and as a Karta of his HUF and as a father, legal and natural guardian of minor daughter Nakshttra, Mrs. Shital Amit Borate, Shri Madhu Ajit Borate, Archana Madhur Borate and Smt. Rukhminibai Vinayakrao Borate and accordingly for the aforesaid purchased area name of the purchaser firm is recorded in revenue record as the owner and possessor. The aforesaid sale deed is available for scrutiny and which shows that, the same is dated 15/09/2008 and registered in the office of Sub-Registrar Haveli No.1 at Serial No.7911 on the same day and the sale deed also shows that, the area admeasuring 00 Hectare 03.84 Ares out of Survey No.70A/1A is under 9 mtrs. wide Road and area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/B and area admeasuring 00 Hectare 08.80 Ares out of Survey No.70A/1/C is under school reservation.
- 3.17 Mutation Entry No.7560 Village Ghorpadi certified on 06/02/2010 shows that, same is mutated as per Exchange Deed dated 14/01/2010 registered in the office of Sub-Registrar Haveli No.1 at Serial No.484 on 14/01/2010 and in pursuance of that, area admeasuring 00 Hectare 15 Ares out of Survey No.70A/1B and area admeasuring 00 Hectare 15 Ares out of Survey No.70A/1C Village Ghorpadi mutated in the name of M/s. Yashvastu Developers being property received against the exchange of the property shown in the mutation entry. Aforesaid Exchange Deed is available for scrutiny and which shows that, the same is dated 14/01/2010 registered in the office of Sub-Registrar Haveli No.1 at Serial No.484 on 14/01/2010 and further shows that, the same is executed by Shri Balasaheb Alias Rajkumar Vinayakrao Borate for self and as a Karta of his HUF and Shri Ajit Vinayakrao Borate for self and as a Karta of his HUF on one hand and M/s. Yashvastu Developers through partner Shri Jayesh Ramesh Jain on other hand.
- 3.18 Further the partners of the Said Firm have handed over the copy of Development Agreement coupled with the power of attorney both dated 09/11/2023, which are registered in the office of Sub Registrar Haveli No.12, at Sr.No.21680 & 21681 respectively shows that, Said Firm has transferred all the development rights with possession in respect of all that area admeasuring 00 Hectare 15 Ares i.e. 1500 sq. mtrs. out of Survey No. 70A/1B admeasuring 00 Hectare 60 Ares, area admeasuring 00 Hectare 15 Ares i.e. 1500 sq. mtrs. out of Survey No. 70A/1C admeasuring



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00 Hectar 60 Ares, area admeasuring 00 Hectar 45.033 Ares i.e. 4503.30 Sq.mtrs. out of Survey No. 70A/2 admeasuring 01 Hectar 15 Ares i.e. 11500 sq.mtrs., & area admeasuring 00 Hectares 40.6998 Ares i.e. 4069.98 sq. mtrs; out of Survey No. 70A/3 admeasuring 00 Hectar 88 Ares, i.e. 8800 sq. mtrs.; total admeasuring 01 Hectar 15.7328 Ares i.e. 11573.28 sq.mtrs.; out of the said Larger Land, unto Eupthoric Developers LLP; a registered Limited Liability Partnership Firm.

Date: 12/12/2024




ADVOCATE

