



CHALLAN  
MTR Form Number-6



GRN	MH017552678202223E	BARCODE			Date	27/03/2023-15:00:39	Form ID				
Department	Inspector General Of Registration		Payer Details								
Type of Payment	Search Fee Other Items		TAX ID / TAN (If Any)								
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR		PAN No.(If Applicable)								
Location	PUNE		Full Name	REEMA SANCHETI							
Year	2022-2023 From 01/01/2023 To 31/12/2023		Flat/Block No.	KUNDAN CHMABERS							
Account Head Details		Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE		25.00	Road/Street	THUBE PARK							
			Area/Locality	SHIVAJINAGAR							
			Town/City/District								
			PIN		4	1	1	0	0	5	
			Remarks (If Any)								
			Amount In	Twenty Five Rupees Only							
Total		25.00	Words								
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	00040572023032723255			IK0CEBXDT0			
Cheque/DD No.			Bank Date	RBI Date	27/03/2023-15:24:02			Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेंट" गद्ये नगृद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावराच्या दस्तावाठी लागू नाही.

Mobile No. : 9922284265

Reema Sancheti

**Miss. Kinkar Surekha P.**

B.A.,LL.B  
Advocate

Kundan Chambers,  
Thube Park,  
Near Sancheti Hospital,  
Shivajinagar, Pune - 411 005.  
Tel. : 020 - 25533653, 25536661,  
020 - 41243654  
Email : skinkar@gmail.com

Lawyer's Chambers No. 2,  
District Court Compound,  
Shivajinagar, Pune - 411 005.  
Tel. : 020 - 66017361

## FORMAT- A

To  
MahaRERA

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.P-4 admeasuring about 3250 sq.mtrs, Plot No.P-4A admeasuring about 405.71 sq.mtrs, Plot No.P-4B admeasuring about 737.54 sq.mtrs & Plot No.P-3 admeasuring about 3250 sq.mtrs, Plot No.P-3A admeasuring about 405.71 sq.mtrs, Plot No.P-3B admeasuring about 737.54 sq.mtrs carved out of sanction layout dt.14/9/2010, bearing No. D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune, and situated within the limits of Pune Municipal Corporation hereinafter collectively referred to as 'SAID LANDS'.

I have investigated the title of the said lands on the request of M/s. SSPL Landmarks LLP Previous Known as Satva Landmarks LLP, Limited Liability partnership firm having its office at: A-006, Third floor City V- star, Fountain Road, Pune 411014 and following documents are perused i.e:-

#### **1) Description of the property:**

Plot No.P-4 admeasuring about 3250 sq.mtrs, Plot No.P-4A admeasuring about 405.71 sq.mtrs, Plot No.P-4B admeasuring about 737.54 sq.mtrs & Plot No.P-3 admeasuring about 3250 sq.mtrs, Plot

Ainkar Su  
Adv

No.P-3A admeasuring about 405.71 sq.mtrs, Plot No.P-3B admeasuring about 737.54 sq.mtrs carved out of sanction layout dt.14/9/2010, bearing No. D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune and situated within the limits of Pune Municipal Corporation.

## **2) The documents of Ownership of the Said Lands:**

- i. Photocopy of Certified Copy of Will deed dtd.1/10/1974 bearing Regn.No.2288/1974 [Haveli 2].
- ii. Certified copy of Application and Order dt. 8/3/2006 passed in M.A. No.181/1987 by Civil Judge S.D.Pune, for probate of will dtd.1/10/1974.
- iii. Photocopy of Release Deed dtd.21/11/1996 executed by Smt. Hirabai Shankar alias Nanaheb Nanaware and others in favor of Purushottam alias Uttam Vithal Kodre, & others with respect to land bearing S.No. 18, Hissa No. 1, 2 & 3 and S.No. 19 Hissa No. 1 and 2 and other lands bearing reg no.8238/1996 [Haveli 2].
- iv. Photocopy of Partition deed executed between Arun Sambhaji Kodre & others dt. 14/9/2010 bearing reg.no. 8132/2010 at Haveli 4, Pune.
- v. Photocopy of Release Deed dtd.29/3/2011 executed by Babanrao Keshavrao Hardas and Smt. Sandhya Nitin Girme in favor of Purushottam alias Uttam Vithal Kodre & others with respect to S. No. 18/1, 18/2, 18/3 & S. No. 19/1, 19/2 Mouje Kharadi and other lands, bearing reg no.2985/2011 [Haveli 1].
- vi. Photocopy of Release Deed dtd.29/3/2011 executed by Smt. Kalpana Prafulchandra Pashankar in favor of Purushottam alias Uttam Vithal Kodre , & others with respect to S. No. 18/1, 18/2, 18/3 & S. No. 19/1, 19/2 Mouje Kharadi and & other lands bearing reg no.2986/2011 [Haveli 1].
- vii. Photocopy of Release Deed dtd.7/7/2011 executed by Smt. Suman Trimbak Tarte in favor of Purushottam alias Uttam Vithal Kodre, & others with respect to S. No. 18/1,

- 18/2, 18/3 & S. No. 19/1, 19/2 Mouje Kharadi and other lands bearing reg no.7611/2011 [Haveli 8].
- viii. Photocopy of Release Deed dtd.9/4/2012 executed by Ramkrishna Anant Bhujbal in favor of Purushottam alias Uttam Vithal Kodre & others with respect to S. No. 18/1, 18/2, 18/3 & S. No. 19/1, 19/2 Mouje Kharadi and other lands bearing reg no.3836/2012 [Haveli 8].
- ix. Photocopy of Release Deed dtd.9/4/2012 executed by Vijay Anant Bhujbal in favor of Purushottam alias Uttam Vithal Kodre , & others with respect to S. No. 18/1, 18/2, 18/3 & S. No. 19/1, 19/2 Mouje Kharadi and other lands bearing reg no.3837/2012 [Haveli 8].
- x. Sale Deed dt. 19/6/2018 bearing Regn.No.8844/2018 [Haveli 11] executed by Purushottam @ Uttam Vitthal Kodre & others in favour of Arusha Sampat Davkhar.

**3) 7/12 extract or property card:**

- i. Certified copy of 7/12 Extract of Survey No. 18/1 Kharadi, Pune from 1953-54 to 1963-64.
- ii. Certified copy of 7/12 Extract of Survey No. 18/1 Kharadi, Pune from 1965-66 to 1976-77.
- iii. Certified copy of 7/12 Extract of Survey No. 18/1 Kharadi, Pune from 1977-78 to 1989-90.
- iv. Certified copy of 7/12 Extract of Survey No. 18/1 Kharadi, Pune from 1991-92 to 2004-05.
- v. Certified copy of 7/12 Extract of Survey No. 18/1 Kharadi, Pune from 2006-07 to 2015-16.
- vi. Certified Copy of 7/12 Extract of Survey No. 18/1 Kharadi, Pune from 2016-2017 to 2019-2020.
- vii. Printout of Digitally signed 7/12 extracts of S.No.18/1 Kharadi taken on 23/3/2023.
- viii. Certified copy of 7/12 Extract of Survey No. 18/2 Kharadi, Pune from 1958-1959 to 1964-1965.
- ix. Certified copy of 7/12 Extract of Survey No. 18/2 Kharadi, Pune from 1965-66 to 1974-75.
- x. Certified copy of 7/12 Extract of Survey No. 18/2 Kharadi, Pune form 1977-78 to 1989-90.

- AS
- xi. Certified copy of 7/12 Extract of Survey No. 18/2 Kharadi, Pune from 1991-92 to 2005-06.
  - xii. Certified copy of 7/12 Extract of Survey No. 18/2 Kharadi, Pune from 2006-07 to 2015-16.
  - xiii. Photocopy of 7/12 Extract of Survey No. 18/2 Kharadi, Pune from 2015-2016 to 2019-2020.
  - xiv. Printout of Digitally signed 7/12 extracts of S.No.18/2 Kharadi taken on 23/3/2023.
  - xv. Certified copy of 7/12 Extract of Survey No. 18/3 Kharadi, Pune from 1958-59 to 1964-65.
  - xvi. Certified copy of 7/12 Extract of Survey No. 18/3 Kharadi, Pune from 1965-66 to 1975-76.
  - xvii. Certified copy of 7/12 Extract of Survey No. 18/3 Kharadi, Pune from 1977-78 to 1989-90.
  - xviii. Certified copy of 7/12 Extract of Survey No. 18/3 Kharadi, Pune from 1990-91 to 2005-06.
  - xix. Certified copy of 7/12 Extract of Survey No. 18/3 Kharadi, Pune from 2006-07 to 2015-16.
  - xx. Photocopy of 7/12 Extract of Survey No. 18/3 Kharadi, Pune from 2016-2017 to 2019-2020.
  - xxi. Printout of Digitally signed 7/12 extracts of S.No.18/3 Kharadi taken on 23/3/2023.
  - xxii. Certified copy of 7/12 Extract of Survey No. 19/1 Kharadi, Pune from 1953-54 to 1964-65.
  - xxiii. Certified copy of 7/12 Extract of Survey No. 19/1 Kharadi, Pune from 1965-66 to 1974-75.
  - xxiv. Certified copy of 7/12 Extract of Survey No. 19/1 Kharadi, Pune from 1977-78 to 1989-90.
  - xxv. Certified copy of 7/12 Extract of Survey No. 19/1 Kharadi, Pune from 1990-91 to 2002-03.
  - xxvi. Certified copy of 7/12 Extract of Survey No. 19/1 Kharadi, Pune from 2006-07 to 2015-16.
  - xxvii. Photocopy of 7/12 Extract of Survey No. 19/1 Kharadi, Pune from 2016-2017 to 2019-2020.
  - xxviii. Printout of Digitally signed 7/12 extracts of S.No.19/1 Kharadi taken on 23/3/2023.
  - xxix. Certified copy of 7/12 Extract of Survey No. 19/2 Kharadi, Pune from 1953-54 to 1964-65.
- JPK

Asawari Sachin Dhadge have inherited the said Plot No.P-3, P-3A, P-3B as her only legal heirs.

- ii. Plot No.P-4 admeasuring about 3250 sq.mtrs, Plot No.P-4A admeasuring about 405.71 sq.mtrs, Plot No.P-4B admeasuring about 737.54 sq.mtrs carved out of sanction layout dt.14/9/2010, bearing No. D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune and situated within the limits of Pune Municipal Corporation is owned by Smt.Mangala Nandkumar Jamdade Alias Mangala Sambhajirao Kodre.
- iii. Rights of the aforesaid owners in their respective lands are subject to Qualifying comments/remarks subject to observations made in flow of the title of the said land given in the Title Opinion attached separately to this Certificate.

6) The report reflecting the flow of the title of the Atmaram Namdev Londhe, Vibhawari Atmaram Londhe, Sau. Anjali Sachin Hattale and Asawari Sachin Dhadge & Smt.Mangala Nandkumar Jamdade Alias Mangala Sambhajirao Kodre with respect to the said lands is enclosed herewith as annexure.

Encl : Title Opinion dated 27/3/2023 and 22/04/2023.

Date: 22/04/2023

Encl:

Search report dated 27/3/2023 of Adv Reema Sancheti for the period of 30 years from 1/1/1992 to 27/3/2023 Taken from data available at website <http://igrmahrashtra.gov.in/>. Search Report is enclosed herewith.

*SPKinkar*  
SUREKHA P.KINKAR **Surekha P. Kinkar**  
Advocate.  
B.A., LL.B. Advocate  
Kundan Chambers, 1st Floor,  
Thube Park, Near Sancheti Hospital,  
Shivajinagar, Pune - 411 005  
Sanad No.MAH-249/1979

- xxx. Certified copy of 7/12 Extract of Survey No. 19/2 Kharadi, Pune from 1965-66 to 1974-75.  
xxx. Certified copy of 7/12 Extract of Survey No. 19/2 Kharadi, Pune from 1977-78 to 1989-90.  
xxxii. Certified copy of 7/12 Extract of Survey No. 19/2 Kharadi, Pune from 1990-91 to 2005-06.  
xxxiii. Certified copy of 7/12 Extract of Survey No. 19/2 Kharadi, Pune from 2006-07 to 2015-16.  
xxxiv. Photocopy of 7/12 Extract of Survey No. 19/2 Kharadi, Pune from 2015-16 to 2019-20.  
xxxv. Printout of Digitally signed 7/12 extracts of S.No.19/2 Kharadi taken on 23/3/2023.  
xxxvi. Mutation Entries recorded on 7/12 Extract of S.No.18, Hissa No. 1 to 3 and S.No. 19, Hissa No. 1 and 2 : 263, 513, 543, 634, 644, 692, 693, 804, 805, 806, 807, 815, 819, 848, 851, 865, 867, 876, 877, 1260, 1347, 1500, 2858, 2895, 4097, 4841, 5833, 10753, 13620, 17084, 17425, 19558, 19683, 19885, 20488, 21114, 21648, 22049, 22641, 23725, 23480, 24400, 24600, 25100, 25690, 26225 26196, 26776, 27073 & 28003

4) Search report for 30 years from 1/1/1992 till 23/03/2023 of Adv. Reema Sancheti dated 23/3/2023 is annexed herewith.

#### 5) Owner of the Land :

On perusal of the above mentioned documents and all other relevant documents relating to title of the Said Lands. I am of the opinion that:

- i. Plot No.P-3 admeasuring about 3250 sq.mtrs, Plot No.P-3A admeasuring about 405.71 sq.mtrs, Plot No.P-3B admeasuring about 737.54 sq.mtrscarved out of sanction layout dt.14/9/2010, bearing No. D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune and situated within the limits of Pune Municipal Corporation was owned by Smt.Vijaya Atmaram Londhe Alias Vijaya Sambajirao Kodre and Atmaram Namdev Londhe, Vibhawari Atmaram Londhe, Sau. Anjali Sachin Hattale and

SPV

continuation  
Aradi

# Kinkar Surekha P.

B.A., LL.B  
Advocate

Kundan Chambers,  
Thube Park,  
Near Sancheti Hospital,  
Shivajinagar, Pune - 411 005.  
Tel. : 020 - 25533653, 25536661,  
020 - 41243654

Email : skinkar@gmail.com

Lawyer's Chambers No. 2,  
District Court Compound,  
Shivajinagar, Pune - 411 005.  
Tel. : 020 - 66017361

## FLOW OF THE TITLE OF THE SAID LANDS.

- 1) 7/12 Extract as on date of application for registration is annexed herewith.
- 2) Mutation Entry No: So far as S.no.19/1 is concerned name of the Owners is recorded as per mutation no. 1347 and S.no.18/1, 18/2, 18/3 and 19/2 is concerned name of the Owners is recorded as per mutation no. 1500 and photocopies of the same are annexed herewith.
- 3) Search report dated 27/3/2023 of Adv Reema Sancheti for the period of 30 years from 1/1/1992 to 27/3/2023 Taken from data available at website <http://igrmahrashtra.gov.in/>. Search Report is enclosed herewith.
- 4) Any other relevant title: As discussed in Title Opinion annexed herewith.
- 5) Litigations: As per the information given to me. No litigation is pending.

*SPK/ntk*

Date: 22/04/2023

SUREKHA P.KINKAR  
ADVOCATE

Miss. Surekha P. Kinkar  
Advocate  
B.A., LL.B.  
Kundan Chambers, 1st Floor,  
Thube Park, Near Sancheti Hospital,  
Shivajinagar, Pune - 411 005  
Sanad No.MAH-249/1979

**Miss. Kinkar Surekha P.**

B.A.,LL.B  
Advocate

Kundan Chambers,  
Thube Park,  
Near Sancheti Hospital,  
Shivajinagar, Pune - 411 005.  
Tel. : 020 - 25533653, 25536661,  
020 - 41243654  
Email : skinkar@gmail.com

Lawyer's Chambers No. 2,  
District Court Compound,  
Shivajinagar, Pune - 411 005.  
Tel. : 020 - 66017361

**FIRST SUPPLEMENTARY TITLE OPINION TO  
THE TITLE OPINION 27/03/2023**

1. I have been called upon by M/s. SSPL Landmarks LLP Previously Known as Satva Landmarks LLP, Limited Liability partnership firm having its office at: A-006, Third floor City V- star, Fountain Road, Pune 411014, to investigate the title of Plot No.P-4, P-4A, P-4B & Plot No.3, 3-A and 3-B carved out of sanction layout dt.14/9/2010, bearing No. D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka- Haveli, District: Pune, hereinafter collectively referred to as 'SAID LANDS'.
2. I have already issued Title Opinion with respect to said lands at the instance of the said Developer viz. M/s. SSPL Landmarks LLP Previous Known as Satva Landmarks LLP on 27/3/2023. This First Supplementary Title Opinion may be treated as continuation of original title opinion dated 27/3/2023.
3. Copies of the following documents are provided to me by the Developer:
  - i. Death Certificate of Smt. Vijaya Atmaram Londhe issued by Pimpri Chinchwad Municipal Corporation.
  - ii. Photocopy of Consent Deed dt.20/7/2022 executed by Mrs. Neelam Nilesh Zagade in favour of M/s Sattva Landmarks LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.12725/2022.
  - iii. Photocopy of Irrevocable Power of Attorney dt.20/7/2022 executed by Mrs. Neelam Nilesh Zagade in favour of partners of

- M/s Sattva Landmarks LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.12726/2022.
- iv. Printout of Digitally signed 7/12 extract of S.No.18/1 Kharadi taken on 17/4/2023.
  - v. Printout of Digitally signed 7/12 extract of S.No.18/2 Kharadi taken on 17/4/2023.
  - vi. Printout of Digitally signed 7/12 extract of S.No.18/3 Kharadi taken on 17/4/2023.
  - vii. Printout of Digitally signed 7/12 extract of S.No.19/1 Kharadi taken on 17/4/2023.
  - viii. Printout of Digitally signed 7/12 extract of S.No.19/2 Kharadi taken on 17/4/2023.
  - ix. Printout of Digitally signed mutation entry No.26196, 26776, 27073 & 28003 taken on 17/4/2023/27/4/2023.

4. After issue of the said title opinion, Smt. Vijaya Atmaram Londhe alias Vijaya Sambhajirao Kodre i.e. Owner of Plot No.P-3 admeasuring about 3250 sq.mtrs, Plot No.P-3A admeasuring about 405.71 sq.mtrs, Plot No.P-3B admeasuring about 737.54 sq.mtrs carved out as per sanction layout dt.14/9/2010, bearing No.D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune expired on 30/10/2022 and she left behind her following persons as her legal heirs:

Atmaram Namdev Londhe	- Husband
Vibhawari Atmaram Londhe	- Daughter
Sau. Anjali Sachin Hattale	- Married daughter
Asawari Sachin Dhadge	- Married daughter

5. The aforesaid legal heirs are already party to the Development Agreement dated 17/2/2022 and they have already executed Irrevocable Power of Attorney dated 17/2/2022 in favour of said Developer. As stated in the original Title Opinion dated 27/3/2023, the said Development Agreement and Power of Attorney are registered in the office of Sub-registrar Haveli 24 at serial no. 2679/2022 and 2680/2022 respectively.

6. Names of the aforesaid legal heirs are not yet recorded on 7/12 extract.
  
7. After execution of the Development Agreement dated 17/2/2022, daughter of Mangala Nandkumar Jamdade viz. Mrs. Neelam Nilesh Zagade gave her consent to the Development Agreement dated 17/2/2022 by executing Following documents:
  - i. Consent Deed dt.20/7/2022 executed by Mrs. Neelam Nilesh Zagade in favour of M/s Sattva Landmarks LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.12725/2022.
  - ii. Irrevocable Power of Attorney dt.20/7/2022 executed by Mrs. Neelam Nilesh Zagade in favour of partners of M/s Sattva Landmarks LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.12726/2022.
  
8. Following mutation entries are appearing on 7/12 extracts of the Said Lands after issue of the Title Opinion dt.27/3/2023: 26196, 26776, 27073, 28003,

**Mutation Entry:26196:** This mutation entry is with respect to S.No.18 Hissa No.3. As per this mutation entry Komal Jigar Gawli, Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Sonal Bhushan Mali, Anil Sambhaji Kodre, have executed Sale deed dt.9/9/2020 bearing Regn.No.5399 [Sub Registrar Haveli 17] transferred part of undivided share in favour of Pune Municipal Corporation without consideration. This mutation entry no details of area transferred are provided and this mutation entry is cancelled on 9/4/2020.

**Mutation Entry:26776:** As per this mutation entry, Purushottam alias Uttam Vithal Kodre have executed Lease deed in favour of Maharashtra State Electricity Distribution Co.Ltd. on 9/6/2021 bearing registration no.8612/2021 (Haveli 11) with respect to area admeasuring about 0.0045 out of Survey No.19/2.

Mutation Entry:27073: As per this mutation entry Komal Jigar Gawli, Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Sonal Bhushan Mali, Anil Sambhaji Kodre, have executed Lease deed dt.26/10/2021 bearing Regn.No.14251 [Sub Registrar Haveli 19] in favour of Maharashtra State Electricity Distribution Co.Ltd. This mutation entry is not certified.

Mutation Entry:28003: As per this mutation entry, Arun Sambhaji Kodre have executed Lease deed in favour of Maharashtra State Electricity Distribution Co.Ltd. on 16/2/2023 bearing registration no.4059/2023 (Haveli 3) with respect to area admeasuring about 0.0055 out of Survey No.18/1.

9. Considering the aforesaid changed circumstances, the said Developer has requested me to issue first supplementary title opinion to the original title opinion dated 27/03/2023.
10. This supplementary title opinion may be treated as part of original title opinion dated 27/03/2023 with respect to the Said Lands.

#### **11. OPINION:**

10.1 In my opinion Plot No.P-3 admeasuring about 3250 sq.mtrs, Plot No.P-3A admeasuring about 405.71 sq.mtrs, Plot No.P-3B admeasuring about 737.54 sq.mtrs carved out as per sanction layout dt.14/9/2010, bearing No.D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune is owned by Atmaram Namdev Londhe, Vibhawari Atmaram Londhe, Sau. Anjali Sachin Hattale and Asawari Sachin Dhadge and their rights in the said lands are subject to:

- i. Development agreement dt.17/2/2022 executed by Smt Mangala Nandkumar Jamdade & others in favour of M/s Sattva Landmarks LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.2679/2022.
- ii. Subject to recording of names of legal heirs of Mangala Atmaram Londhe on 7/12 extract.
- iii. Observations mentioned above.

10.2 In my opinion Plot No.P-4 admeasuring about 3250 sq.mtrs, Plot No.P-4A admeasuring about 405.71 sq.mtrs, Plot No.P-4B admeasuring about 737.54 sq.mtrs carved out as per sanction layout dt.14/9/2010, bearing No.D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune, is owned by Smt. Mangala Nandkumar Jamdade alias Mangala Sambhajirao Kodre and her rights in the said lands are subject to:

- i. Development agreement dt.17/2/2022 executed by Smt Mangala Nandkumar Jamdade & others in favour of M/s Sattva Landmarks LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.2679/2022.
- ii. Observations mentioned above.

10.3 In my opinion M/s. SSPL Landmarks LLP Previous Known as Satva Landmarks LLP, registered limited liability partnership firm is entitled to develop Plot No.P-3, P-3A, P-3B, P-4, P-4A and P-4B carved out of sanction layout dt.14/9/2010, bearing No.D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune, subject to:

- i. Terms and conditions mentioned in Development agreement dt. 17/2/2022.
- ii. Sanction of development plans.
- iii. Observations mentioned in original title opinion dated 27/03/2023.

Pune  
Date: 22/04/2023

*SPKmlar*  
Surekha P. Kinkar

Advocate

**Miss. Surekha P. Kinkar**  
Advocate  
B.A., LL.B.  
Kundan Chambers, 1st Floor,  
Thube Park, Near Sancheti Hospital,  
Shivajinagar, Pune - 411 008  
Sanad No.MAH-249/1979

Encl:

Search report dated 27/3/2023 of Adv Reema Sancheti for the period of 30 years from 1/1/1992 to 27/3/2023 Taken from data available at website <http://igrmahrashtra.gov.in/>. Search Report is enclosed herewith.

Reema N. Sancheti  
B.B. A. LL.B  
ADVOCATE

KUNDAN CHAMBERS,  
Thube Park,  
Near Sancheti Hospital,  
Shivajinagar, Pune 411 005  
Tel.: 25533653/25533458

## SEARCH REPORT

I have caused search of Plot No.4, 4A, 4B ,3, 3A and 3B carved out of sanctioned layout of the land bearing Survey No. 18 Hissa No.1, Hissa No.2, and Hissa No.3 and Survey no.19 Hissa No.1 and Hissa No.2 situated at Village: Kharadi, Taluka : Haveli, District : Pune, Kharadi for the period i.e. 1/1/1992 to 27/03/2023 at the instance of Adv. Surekha Kinkar having her office at:- Kundan Chambers, Thube Park, Near Sancheti Hospital, Shivajinagar, Pune 411 005. I have paid necessary charges in the office of Joint Sub registrar Haveli 4 as per receipts annexed herewith.

1. I have been informed that land bearing Survey no. 18/1, 18/2, 18/3 and Survey no.19/1 & 19/2 situated at village Kharadi are amalgamated as per sanction layout dt.03/08/2011. For sake of convenience, Plot No.P-3, P-3A & P-3B and Plot No.P-4, P-4A & P-4B carved out as per sanction layout dt.14/9/2010, bearing No.D.P.O./C.C./1635/11 of the land bearing Survey no. 18/1, 18/2, 18/3, 19/1 & 19/2 situated at village Kharadi, Taluka-Haveli, District: Pune will be hereinafter collectively referred to as "Said Lands".
2. Portion of the aforesaid amalgamated lands is purchased and developed by M/s. Darode Jog Realities Pvt. Ltd., & therefore transactions executed by M/s. Darode Jog Realities Pvt. Ltd., with respect to units constructed by it and further transactions with respect to the Said Units are not incorporated in the search, as they are not relating to Plot No. 4, 4A, 4B ,3, 3A and 3B.
3. The subject matter of this search Report is only Plot No.4, 4A, 4B ,3, 3A and 3B carved out of Survey no. 18/1,18/2,18/3, 19/1 and 19/2 therefore transactions recorded are not mentioned which are with respect to other plots of said layout as it is not the subject land.

- Feeling Jachtet*
4. Plot no 6 out of Survey no. 18/1,18/2,18/3, 19/1 and 19/2 is constructed by Destination Kharadi Developers LLP Through Mr. Vinit Krishnakumar Goyal and consenting party Mr.Anil Sambhaji Kodre & 8 others therefore transactions entered with respect to Plot no.5 & 6 are not recorded as it is not the subject matter.
  5. Plot no P2D out of Survey no. 18/1, 18/2 and 18/3 is developed by M/s. Nyati Housing through proprietor Mr. Nitin Dwarkadas Nyati therefore transactions recorded with respect to Plot no P2D are not mentioned as it is not the subject land.
  6. Plot no P2/2 out of Survey number 18/1,8/2,18/3, 19/1 and 19/2 is developed by M/s. Unique Associates therefore transactions recorded with respect to plot no. P 2/2 are not mentioned as it is not the subject land.
  7. Goyal Ganga Landmarks LLP through Partner Mr. Anurag Subhash Goyal constructed on S. no 18/1 (part) and 19/2 (part) 'Ganga Serio EF' building therefore transactions recorded with respect to Plot no P2 are not mentioned as it is not the subject land.
  8. 'Srinivas Liviano' Project constructed on Survey no 18/1 is developed by Darode Jog Realty and therefore agreements relating to the said projects are not part of this Search report.
  9. 'Zen Estate' Project constructed on Survey no.18/1,18/2,18/3 and 19/1, 19/21 is also not part of this Search report as it is constructed on Plot no.5 and 6 therefore transaction recorded on the aforesaid construction is not included.
  10. Record is made available on <http://igrmaharashtra.gov.in/> website from the year 2002. Therefore search is taken from the data available on <http://igrmaharashtra.gov.in/> website. Though it is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Search for the period 1991 to 31/12/2001 is taken from office of Sub-Registrar Haveli 2. Index II registers of the aforesaid period in the office of Sub Registrar Haveli are not properly maintained. All the Index II registers are torn and in loose condition, therefore search is taken from the available record.

11. From the available record following transactions are recorded with respect to the said lands bearing Survey No.18 Hissa no.1, Hissa no.2, Hissa no.3 Kharadi and Survey No.19 Hissa no.1 & 2:
- 11.1 Sale Deed dt.14/9/2010 executed by Purushottam alias Uttam Vithal Kodre and others in favour of Darode Jog Reality Pvt. Ltd. with respect to area admeasuring about undivided share 1H 90R Out of land bearing Survey no.19 Hissa no.2 Kharadi, which registered in the office of Sub-Registrar Haveli-4, bearing Registration No. 8129/2010. Separate Correction Deed dt.14/10/2011 executed by Purushottam @ Uttam Vitthal Kodre 2. Kalavati Purushottam @ Uttam Vitthal Kodre 3. Ravindra Purushottam @ Uttam Kodre, 4. Anjali Ravindra Kodre for herself and guardian of Shruti and Shravani Ravindra Kodre, Rohini Dattatray Girme 6. Rekha Umesh Devarkar 7. Anil Sambhaji Kodre 8. Sulochana Anil Kodre 9. Rahul Anil Kodre 10. Anuradha Anil Kodre 11. Snehalata Anil Kodre 12. Sanjay Sambhaji Kodre- for himself and legal guardian of Sagar Sanjay Kodre 13. Nirmala Sanjay Kodre 14. 5. Sonal Sanjay Kodre 15. Komal Sanjay Kodre 16. Arun Sambhaji Kodre for himself and legal guardian of Amol and Pooja Arun Kodre 17. Jyoti Arun Kodre 18. Vijaya Atmaram Londhe, 19. Mangala Nandkumar Jamdade in favour of Darode Jog Reality Pvt. Ltd. with respect to Area admeasuring about undivided share 1H 90R Out of land bearing Survey no.19 Hissa no.2 Kharadi, which registered in the office of Sub-Registrar Haveli-4, bearing Registration No. 9508/2011. The said Deed is not w.r.t. to the "Said Lands."
- 11.2 Partition Deed dt 14/9/2010 executed between Purushottam alias Uttam Vithal Kodre, & legal heirs of Sambhaji Vithal Kodre viz. Anil Sambhaji Kodre, Arun Sambhaji Kodre, Sanjay Sambhaji Kodre, Vijaya Atmaram Londhe and Mangala Nandkumar Jamdade, with respect to land bearing Survey No. 18 Hissa no.1,2&3 and Survey No.19 Hissa no.1 &2 registered in the office of Sub-Registrar Haveli-4, bearing reg.no. 8132/2010.
- 11.3 Sale Deed dtd.10/1/2011 executed by Purushottam @ Uttam Vitthal Kodre 2. Kalavati Purushottam @ Uttam Vitthal Kodre 3. Ravindra

Purushottam @ Uttam Kodre, 4. Anjali Ravindra Kodre for herself and guardian of Shruti and Shravani Ravindra Kodre, 5. Rohini Dattatray Girme 6. Rekha Umesh Devarkar 7. Anil Sambhaji Kodre 8. Sulochana Anil Kodre 9. Rahul Anil Kodre 10. Anuradha Anil Kodre 11. Snehalata Anil Kodre 12. Sanjay Sambhaji Kodre- for himself and legal guardian of Sagar Sanjay Kodre 13. Nirmala Sanjay Kodre 14. Sonal Sanjay Kodre 15. Komal Sanjay Kodre 16. Arun Sambhaji Kodre for himself and legal guardian of Amol and Pooja Arun Kodre 17. Jyoti Arun Kodre 18. Vijaya Atmaram Londhe, 19. Mangala Nandkumar Jamdade 19. Kiran Narendra Deshmukh have sold separated area of 1 H 23 R out of land bearing Sr. No. 18 Hissa No 1 and area 00 H 7 R out of S. no. 19 Hissa No. 2, in favour of M/s. Darode Jog Realities Pvt. Ltd., which is Registered in the office of Sub Registrar Haveli 4, Pune at serial No. 304/2011. The said Deed is not w.r.t. to the "Said Lands."

- 11.4 Release Deed dtd.27/3/2011 executed by Suman Trimbyak Tarate in favor of Purushottam alias Uttam Vithal Kodre , & others with respect to land bearing Survey No. 18/1, 18/2, 18/3 & Survey No. 19/1, 19/2 Mouje Kharadi & Survey no.54/1/11 Mouje Mundhwa, which registered in the office of Sub-Registrar Haveli-1, bearing Registration No. 7611/2011.
- 11.5 Release Deed dated 28/3/2011 executed by Babanrao Keshavrao Hardas and Smt. Sandhya Nitin Girme in favour of Purushottam alias Uttam Vithal Kodre, Anil Sambhaji Kodre, Sanjay Sambhaji Kodre, Arun Sambhaji Kodre with respect to land bearing S.No. 18, Hissa No. 1, 2 & 3, S.No. 19, Hissa No. 1 & 2 Kharadi, which is registered with the office of Sub-Registrar Haveli No.1 at Sr.No.2985/2011.
- 11.6 Release Deed dtd.28/3/2011 executed by Smt. Kalpana Prafulchandra Pashankar in favor of Purushottam alias Uttam Vithal Kodre , & others with respect to land bearing Survey No. 18/1, 18/2, 18/3 & Survey No. 19/1, 19/2 Mouje Kharadi & Survey no.54/1/11 Mouje Mundhwa, which registered in the office of Sub-Registrar Haveli-1, bearing Registration No. 2986/2011.

- 1
- 11.7 Sale Deed dtd.7/6/2011 executed by Anil Sambhaji Kodre for himself and Karta of his HUF Sau. Sulochana Anil Kodre, Rahul Anil Kodre, Miss Anuradha Anil Kodre, Miss Snehalata Anil Kodre and Sanjay Sambhaji Kodre for himself and Karta of his HUF Sagar Sanjay Kodre and Nirmala Sanjay Kodre, Sonal Sanjay Kodre, Miss Komal Sanjay Kodre, Arun Sambhaji Kodre, for himself and karta of his HUF and guardian of minors Amey and Pooja Jyoti Arun Kodre in favour of Darode Jog Realities Pvt.Ltd. With respect to area adm. about 0H 82.115 out of S.No.18, Hissa No.2 and area adm. 0 H 33.085 R out of land bearing S.No. 18 Hissa No.3 Kharadi, which registered in the office of Sub-Registrar Haveli-4, bearing Registration No. 5088/2011.
- 11.8 Sale Deed dtd.1/10/2011 executed by Anil Sambhaji Kodre for himself and Karta of his HUF and guardian of minors viz., Sau. Sulochana Anil Kodre, Rahul Anil Kodre, Miss Anuradha Anil Kodre, Miss Snehalata Anil Kodre and Sanjay Sambhaji Kodre for himself and Karta of his HUF and guardian of minor son Sagar Sanjay Kodre and Nirmala Sanjay Kodre, Sonal Sanjay Kodre, Miss Komal Sanjay Kodre, Arun Sambhaji Kodre, for himself and karta of his HUF and guardian of minors Amey and Pooja Jyoti Arun Kodre through its PoA holder Anand Dhondiram Jog thorugh Power of Attorney Holder Sandeep Shripatti Malusare in favour of Darode Jog Realities Pvt.Ltd. with respect to area adm. about 0H 82.115 R out of S.No.18, Hissa No.2 and area adm. 0 H 33.085 R out of land bearing S.No. 18 Hissa No.3 Kharadi, which registered in the office of Sub-Registrar Haveli-4, bearing Registration No. 9146/2011. The said Deed is not w.r.t. to the "Said Lands."
- 11.9 Lease Deed dated 17/11/2011 executed by Darode Jog Realties Pvt.Ltd., through its Director Sudhir Chandrakant Darode through its PoA Holder Sandeep Shripati Malusare in favour of Maharashtra State Electricity Distribution Company Ltd., through Shrikant Shreenivas Avdhani for area (i) Land bearing Survey No.18/1 and 19/2 adm.about 465 Sq.Mtrs situated at Village Kharadi, which is registered in the office of Sub-registrar Haveli-20, bearing regn. no. 8131/2011. The said Deed is not w.r.t. to the "Said Lands."
- Leena Jardete*

11.10 Release Deed dated 9/4/2012 executed by Ramkrushana Anant Bhujbal in favour of Purushottam alias Uttam Vithal Kodre, Anil Sambhaji Kodre, Sanjay Sambhaji Kodre, Arun Sambhaji Kodre with respect to land bearing S.No. 18, Hissa No. 1, 2 & 3, S.No. 19, Hissa No. 1 & 2 Kharadi & other land, which is registered with the office of Sub-Registrar Haveli No.1 at Sr.No.3836/2012.

11.11 Release Deed dated 12/4/2012 executed by Vijay Anant Bhujbal in favour of Purushottam alias Uttam Vithal Kodre, Anil Sambhaji Kodre, Sanjay Sambhaji Kodre, Arun Sambhaji Kodre with respect to land bearing S.No. 18, Hissa No. 1, 2 & 3, S.No. 19, Hissa No. 1 & 2 Kharadi & other land, which is registered with the office of Sub-Registrar Haveli No.1 at Sr.No.3837/2012.

11.12 Transfer Deed dtd.22/11/2012 executed by Darode Jog Realties Pvt.Ltd., through its Director Sudhir Chndrakant Darode or Aanand Dhundiraj Jog through its PoA Holder Milind Baburao Choudhari, Purshottam alias Uttam Vithal Kodre & Anil Sambhaji Kodre in favour of Pune Municipal Corporation with respect to Plot no.1 area admeasuring about 32000 sq.mtr (i.e. 344488 sq.ft) out of area 173200 sq.mtr + Amenity Space and Plot no.2 & 2A, & area admeasuring about 17524.78 sq.mtr out of Plot no.P-5 its residential amenity space out of land bearing Survey no.18/1,18/2,18/3, 19/1, & 19/2 Kharadi, which is registered in the office of Sub-Registrar Haveli-16, bearing Reg.No.9667/2012. The said Deed is not w.r.t. to the "Said Lands."

11.13 Notice of Lis-pendency dt. 17/11/2018 bearing no.22706/2018 registered in the office of Sub-Registrar Haveli-10 registration. The said Notice of Lis pendency is filed w.r.t Special Commercial Suit no.62 of 2018 which is filed by Goel Ganga Landmark LLP against Darode Jog Realties Pvt Ltd. The said suit was filed by Goel Ganga Landmark LLP, with respect to area adm.about 14815.70 sq.mtr out of land bearing Survey no.18/1 area admeasuring about 1 H 30 R & Survey no.19/2 area admeasuring about 01 H 90 R situated on Kharadi. The said notice is not relating to 'Said Lands.'

*Feeng Jarche*

11.14 Sale Deed dtd.18/6/2018 executed by Rekha Umesh Devharkar in favour of Arusha Sampat Davkhar With respect to area adm. about divided area 532.51 sq.mtr out of land bearing Survey No.18 Hissa No.1 and area adm. about divided area 396.54 sq.mtr out of land bearing Survey no.19 Hissa no.1 (divided area adm.about 929.05sq.mtr out of Plot no.P-5 A 6500 sq.mtr with respect to land bearing Survey No. 18/1,18/2, 18/3 19/1+2) situated on Kharadi, which registered in the office of Sub-Registrar Haveli-11, bearing Registration No. 8844/2018. This transaction is not relating to "Said Lands."

11.15 Transfer Deed dtd.16/1/2019 executed by Anil Sambhaji Kodre, Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Sonal Bhushan Kodre & Komal Jigar Gavali in favour of Pune Municipal Corporation for area admeasuring about 24 Meter D.P. Road (3651.88 sq.mtr) out of area 4H 31R land bearing Survey no.19/1 situated on Kharadi, which is registered in the office of Sub-Registrar Haveli-11, bearing Reg.No.4476/2019. This transaction is not relating to "Said Lands."

11.16 Transfer Deed dtd.16/3/2019 executed by Nirmala Sanjay Kodre, Sagar Sanjay Kodre, Sonal Bhushan Mali & Komal Jigar Gavali in favour of Pune Municipal Corporation, w.r.t. area admeasuring about 24 Meter D.P. Road (850 sq.mtr) out of area 10H 53R land bearing Survey no.18/1,18/2, & 18/3 situated on Kharadi, which is registered in the office of Sub-Registrar Haveli-11, bearing Reg.No.4477/2019. The said Deed is not w.r.t. to the "Said Lands."

11.17 Transfer Deed dtd.30/8/2019 executed by Purshottam alias Uttam Vithoba Kodre in favour of Pune Municipal Corporation, w.r.t. area admeasuring about 24 Meter D.P. Road (7554.70 sq.mtr) out of area 10H 53R land bearing Survey no.18 situated on Kharadi, which is registered in the office of Sub-Registrar Haveli-11, bearing Reg.No.15960/2019. The said Deed is not w.r.t. to the "Said Lands."

*Leena Jacheti*

11.18 Release Deed dated 9/1/2020 executed by Sonal Bhushan Mali in favour of Smt.Nirmala Sanjay Kodre & Sagar Sanjay Kodre for

(1)area adm.about 0H 74R out of land bearing Survey no.18/1 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) (2) adm.about 03H 50.89R out of land bearing Survey no.18/2 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) (3) adm.about 03H 99.15R out of land bearing Survey no.18/3 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) (4) adm.about 04H 33R out of land bearing Survey no.19/1 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) and (5) adm.about 00H 39R out of land bearing Survey no.19/2 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) and other lands, which is registered in the office of Sub-registrar Haveli-6, bearing regn. no. 365/2020.

11.19 Release Deed dated 9/1/2020 executed by Komal Jigar Gavali in favour of Smt.Nirmala Sanjay Kodre & Sagar Sanjay Kodre for (1)area adm.about 0H 74R out of land bearing Survey no.18/1(undivided 1/4 share of Late.Sanjay Sambahji Kodre) (2)area adm.about 03H 50.89R out of land bearing Survey no.18/2 (undivided 1/4 share of Late. Sanjay Sambahji Kodre) (3)area adm.about 03H 99.15R out of land bearing Survey no.18/3 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) (4) area adm.about 04H 33R out of land bearing Survey no.19/1 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) and (5) area adm.about 00H 39R out of land bearing Survey no.19/2 (undivided 1/4 share of Late.Sanjay Sambahji Kodre) and other lands, which is registered in the office of Sub-registrar Haveli-6, bearing regn. no. 367/2020.

11.20 Release Deed dated 9/1/2020 executed by Sau. Snehalata Prasad Shinde in favour of Anil Sambhaji Kodre & Rahul Anil Kodre for 1)area adm.about 0H 74R out of land bearing Survey no.18/1(undivided share of Anil Sambhaji Kodre) (2)area adm.about 03H 50.89R out of land bearing Survey no.18/2 (undivided share of Anil Sambhaji Kodre) (3)area adm.about 03H 99.15R out of land bearing Survey no.18/3 (undivided share of Anil Sambhaji Kodre) (4) area adm.about 04H 33R out of land bearing Survey no.19/1 (undivided share of Anil Sambhaji Kodre) and (5) area adm.about 00H 39R out of land bearing Survey no.19/2 (undivided share of Anil Sambhaji Kodre)

*Reema Sancheti*

no.18/1  
about

Sambahji Kodre) and other lands, which is registered in the office of Sub-registrar Haveli-6, bearing regn. no. 368/2020.

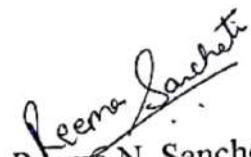
11.21 Development agreement dt.30/1/2021 executed by Arun Sambhaji Kodre & others in favour of Empyrean Landmark, registered in the Office of Sub Registrar Haveli 23 at Serial No.2579/2021.

11.22 Development agreement dt.17/2/2022 executed by Mangala Jagdale and Vijaya Londe in favour of Satva Landmark LLP, registered in the Office of Sub Registrar Haveli 24 at Serial No.2679/2022.

Hence this report.

Pune

Date:- 27/03/2023

  
Reema N. Sancheti  
(ADVOCATE)

Encl:

- (1) Copy of Receipt bearing GRN No. MH007122524202223E dated 30/08/2022.
- (2) Copy of Receipt bearing GRN No. MH017552678202223E dated 27/03/2023.