



CHALLAN
MTR Form Number-6



GRN	MH000397744202425P	BARCODE			Date	08/04/2024-18:34:49		Form ID			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	HVL18_HAVELI 18 JOINT SUB REGISTRAR			Full Name	ADV. VISHAL SURESH JAGDALE						
Location	PUNE										
Year	2024-2025 One Time			Flat/Block No.							
Account Head Details			Amount In Rs.	Premises/Building							
0030072201	SEARCH FEE		325.00	Road/Street	PIMPLE SAUADAGR						
				Area/Locality	HAVELI PUNE						
				Town/City/District							
				PIN		4	1	1	0	2	7
				Remarks (If Any)	REVISED SEARCH FOR SURVEY NO. 65/5/1 AREA ADM. 00 H 40.04 R WAKAD MULSHI PUNE						
				Amount In	Three Hundred Twenty Five Rupees Only						
Total			325.00	Words							
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref. No.	10000502024040808390		7918582918327			
Cheque/DD No.				Bank Date	RBI Date	08/04/2024-18:35:15		Not Verified with RBI			
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 8380877741

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Vishal Jagdale

Advocate

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Kunal Icon Road, Near Saibaba Temple,

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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract As On Date of Application for Registration

I have furnished with certified 7/12 Extracts in respect of the said property issued by Talathi Office. On perusal thereof, I note as under:

2. Brief History of the Said Property:-

That the said property was originally belonged to Raghu Maruti Wakadkar. Accordingly, his name was appeared in the record of 7/12 extract in the year 1935-36 and thereabout.

Mutation entry No. 520 shows that, Raghu Maruti Wakadkar had obtained loan on the said property from Tarachand Genushet Gujar and Keshavlal Genushet Gujar. Accordingly effect of the same was given to 7/12 extract of the said property.

Mutation entry No. 892 shows that, Raghu Maruti Wakadkar had repaid the loan amount along with the interest amount obtained from Tarachand Genushet Gujar and Keshavlal Genushet Gujar. Accordingly, effect of the same was given to the 7/12 extract of the said property.

Mutation entry No. 1399 shows that, Raghu Maruti Wakadkar expired on 10/04/1956 leaving behind him following legal heirs namely:

- | | | |
|----------------------------|---|-----|
| 1. Nivrutti Raghu Wakadkar | - | Son |
| 2. Tukaram Raghu Wakadkar | - | Son |

Accordingly, after the demise of Raghu Maruti Wakadkar name of Nivrutti Raghu Wakadkar was recorded as HUF in the record of 7/12 of the said property.

Mutation entry No. 1731 shows that, Nivrutti Raghu Wakadkar had obtained loan from Wakad Vikas Karyakari Sahkari Seva Society by mortgaging the said property on 01/10/1965. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was recorded in the other right column of the said property.





Mutation entry No. 2011 is relating to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1958.

Mutation entry No. 2235 shows that, Nivrutti Raghu Wakadkar has transferred 8 Anna share from the said property to Tukaram Raghu Wakadkar by preferring an application and Say to the Revenue Officer. Accordingly, effect of the same was given to the 7/12 extract of the said property.

Mutation entry No. 2757 shows that, Nivrutti Raghu Wakadkar and his family members have got parted the said land among themselves under the provisions of Sec 85 of Maharashtra Land Revenue Code, 1966 from the office of Tahshildar Mulshi. That as per the said partition, the said property bearing Survey No. 65/5 area admeasuring 00 H 45.50 R came to the share of Shivaji Nivrutti Wakadkar. Accordingly, effect of the same was given to the 7/12 extracts of the said and other properties.

Mutation entry No. 3984 shows that, Shivaji Nivrutti Wakadkar had obtained loan from Wakad Vikas Karyakari Sahkari Seva Society by mortgaging the said property on 10/12/1989. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was recorded in the other right column of the said property.

Mutation entry No. 4192 shows that, Shivaji Nivrutti Wakadkar had obtained loan from Wakad Vikas Karyakari Sahkari Seva Society by mortgaging the said property on 22/09/1990. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was recorded in the other right column of the said property.

Mutation entry No. 5750 shows that Shivaji Nivrutti Wakadkar had repaid the loan to Wakad Vikas Karyakari Sahkari Seva Society. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was deleted from the other rights column of the said property.

Mutation entry No. 6869 shows that, Shivaji Nivrutti Wakadkar had obtained loan from Wakad Vikas Karyakari Sahkari Seva Society by mortgaging the said property on 01/12/1997. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was recorded in the other right column of the said property.

Mutation entry No. 8464 shows that, Shivaji Nivrutti Wakadkar had obtained loan from Wakad Vikas Karyakari Sahkari Seva Society by mortgaging the said property on 01/12/2000. Accordingly, charge



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of Wakad Vikas Karyakari Sahkari Seva Society was recorded in the other right column of the said property.

Mutation entry No. 9880 shows that, as per the order of Settlement Commissioner and Director of Land Records bearing No. O/S/B3/SB/03 dated 09/10/2003 and as per the letter of Tahsildar Mulshi bearing No. HANO/WASHHI/1090/04 dated 27/10/04 the Old Survey No's. were rectified and have assigned them New Survey No's. Accordingly, as per the said order Survey No. 65/5 was renumbered as Survey No. 65/5/1 and effect of the same was given in the 7/12 extract of the said property.

Mutation entry No. 10116 shows that, Shivaji Nivrutti Wakadkar had obtained loan from Wakad Vikas Karyakari Sahkari Seva Society by mortgaging the said property on 04/05/2005. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was recorded in the other right column of the said property.

Mutation entry No. 12963 shows that, Vimal Dnyanoba Pawar, Nanda Mahdev Pawar and Janabai Uttam Balwadkar had released their rights, interest, title and share in respect of the said property in favour of Shivaji Nivrutti Wakadkar by executing a registered Release Deed. The said Release Deed is registered in the office of Sub-Registrar Haveli-2 vide it's No. 2672/2000 on 14/06/2000. Accordingly, effect of the same was given to the 7/12 extract of the said property.

Mutation entry No. 14906 shows that, Shivaji Nivrutti Wakadkar had repaid the loan to Wakad Vikas Karyakari Sahkari Seva Society. Accordingly, charge of Wakad Vikas Karyakari Sahkari Seva Society was deleted from the other rights column of the said property.

Mutation entry No. 15469 shows that, Mutation entry No. 15469 shows that, as per the Government GR bearing no. भू.अ. / प्र क्र. १८० / ल-१ दि. 07/05/2016 to rectify the revenue record and to correct the accuracy from handwritten to computerization the mistake regarding Occupier Column was corrected accordingly effect of the same was to the 7/12 extract by mutation entry no. 15469.

Mutation entry No. 15908 shows that, as per the Government GR bearing no. भू.अ. / प्र क्र. १८० / ल-१ दि. 07/05/2016 to rectify the revenue record and to correct the accuracy from handwritten to computerization the mistake regarding Other Rights Column was





corrected accordingly effect of the same was to the 7/12 extract by mutation entry no. 15908.

That Shivaji Nivrutti Wakadkar had carried Demarcation in respect of the said property from the office of Deputy Superintendent of Land Records, Paud, Mulshi, Pune on 25/07/2019 by its M R No. 1082/19. Accordingly, Deputy Superintendent of Land Records, Paud, Mulshi, Pune had issued copy of demarcation certificate to him.

Mutation entry No. 16609 shows that, Shivaji Nivrutti Wakadkar had transferred his rights, title, interest and share in respect of the said property in favour of Dattatray Shivaji Wakadkar and Balasaheb Shivaji Wakadkar by executing a registered Gift Deed. The said Gift Deed is registered in the office of Sub-Registrar Haveli- 24 vide it's No. 14306/2019 on 30/07/2019. Accordingly, names of Dattatray Shivaji Wakadkar and Balasaheb Shivaji Wakadkar are recorded in the record of 7/12 extract of the said property as owners thereof.

That Shivaji Nivrutti Wakadkar had got D.P. Opinion in respect of said property from the office of Pimpri Chinchwad Municipal Corporation, on 23/04/2021 by its No. नरवि/कावि/वाकड/9/50/2021. And similarly Zone Certificate provided by PCMC the said property is fall under the Residential Zone and part of the said land is in 25 Mtrs. Wide Road and some portion is fall under Green Belt. The said property came under Transit Oriented Development Zone of proposed Metro Station of Metro Route No. 3 (Hinjewadi - Maan - Shivajinagar).

That it is seen from the records that Babu Namdev Wakadkar and Shalan Sakharam Pawar through their Power of Attorney holder Sohanlal Shankarlal Vishnoi had preferred Review Application before Superintendent of Land Records Pune against the Demarcation Certificate bearing M R No. 1082/19. Accordingly, as per the order of Superintendent of land Records the said matter was remanded to Deputy Superintendent of Land Records by order dated 31/12/2016 under Case No. 3880/2015. Being aggrieved with the order of Deputy Superintendent of Land Records, legal heirs of Shivaji Nivrutti Wakadkar i.e. Dattatray Shivaji Wakadkar, Balasaheb Shivaji Wakadkar, Babytai Shivaji Wakadkar, Nanda Kisan Pawar, Savita Sunil Kaspate, Manisha Deepak Dhore have filed an appeal in the court of Deputy Director of Land Records, Div. Pune by it's No. 360/2017. Thereafter, legal heirs of Shivaji Nivrutti Wakadkar i.e. Dattatray Shivaji Wakadkar, Balasaheb Shivaji Wakadkar, Babytai Shivaji Wakadkar, Nanda Kisan Pawar, Savita Sunil Kaspate, Manisha Deepak Dhore have preferred an application to withdraw the



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said appeal. Accordingly, Deputy Director of Land Records Pune had informed that this appeal No. 360/2017 is withdrawn by Order dated 30/03/2022.

That Shivaji Nivrutti Wakadkar had executed a Memorandum of Understanding in favour of his daughters Nanda Kisan Pawar, Savita Sunil Kaspate and Manisha Deepak Dhore with the consent of Dattatray Shivaji Wakadkar and Balasaheb Shivaji Wakadkar stating therein that Shivaji Nivrutti Wakadkar had agreed to pay Rs. 20,00,000/- to Nanda Kisan Pawar, Savita Sunil Kaspate and Manisha Deepak Dhore each and one flat each in the proposed construction to be constructed on the said property. The said Memorandum of Understanding is notarized before Advocate and Notary Ramesh Pawale at 236/2019 on 31/08/2019.

That Shivaji Nivrutti Wakadkar had handed over the possession of the area which was affected by 24 Mtrs. Wide Road of PCMC by accepting Pra. Patrak A and B to the PCMC on 12/08/2013 subject to the Compensation in terms of TDR and other benefits.

That Santosh Dnyanoba Wakadkar and Uttam Dnyanoba Wakadkar had came together and had formed Partership Firm by name and Style as M/S. Prasanna Infracon LLP on 27/09/2022.

Thereafter, Dattatray Shivaji Wakadkar and Balasaheb Shivaji Wakadkar with the consent of Rekha Dattatray Wakadkar, Nikhil Dattatray Wakadkar, Swapnil Dattatray Wakadkar, Akhil Dattatray Wakadkar, Snehal Akhil Wakadkar, Shlok Balasaheb Wakadkar and Vanita Balasaheb Wakadkar have assigned their development rights in respect of Survey no. 65/5/1 having area admeasuring 00 H 45.50 R of said property in favour of M/s. Prasanna Infracon LLP Through it's Partners 1) Uttam Dnyanoba Wakadkar and 2) Santosh Dnyanoba Wakadkar by executing a registered Development Agreement and Power of Attorney. The said Development Agreement and Power of Attorney are registered in the office of Sub-Registrar Haveli-18 vide it's no. 22077/2022 and 22078/2022 on 28/11/2022. Accordingly, M/s. Prasanna Infracon LLP Through it's Partners 1) Uttam Dnyanoba Wakadkar and 2) Santosh Dnyanoba Wakadkar have got exclusive rights to develop the said property i.e. 00 H 45.50 R.

That Dattatray Shivaji Wakadkar and Other through its Power of Attorney Holder M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar have got Plan Sanctioned from the office of Pimpri Chinchwad Municipal Corporation. Accordingly Pimpri





Chinchwad Municipal Corporation had issued Commencement Certificated by its no. BP/Wakad/42/2023 on 21/03/2023 which is further revised by its No. BP/WAKAD/56/2024 on 30/03/2024.

That Dattatray Shivaji Wakadkar and Other through its Power of Attorney Holder M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar have got converted the use of the Property from Agriculture to non Agricultural purpose from the office of Tahsildar, Mulshi, Pune. Accordingly Tahsildar, Mulshi, Pune got converted land area admeasuring 3997.44 Sq. Mtrs in to Non Agricultural Residential purpose by deducting an area admeasuring 552.56 Sq. Mtrs of Road out of total area admeasuring 4550 Sq. Mtrs from Survey no. 65/5/1 by its order dated 13/06/2023 bearing order no. Ja.kr.42B/NA/SR/39/2023.

Mutation entry No. 17815, shows that M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar and Santosh Dnyanoba Wakadkar have executed registered Lease Deed / Agreement for an area admeasuring 00 H 00.25 R 25 Sq. Mtrs out of Survey No. 65/5/1 in favor of Maharashtra, State Electricity Distribution Company Limited through Additional Executive Engineer Mr. Ganesh Waman Rao Chakurkar. The said Lease Deed is registered in the office of Sub-Registrar Haveli No. 26 noted at serial No. 15272/2023 dated 23/08/2023. Accordingly the name of Maharashtra, State Electricity Distribution Company Limited through Additional Executive Engineer Mr. Ganesh Waman Rao Chakurkar is recorded in the other right column of the 7/12 extract of the said property.

Thereafter M/s. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar and Santosh Dnyanoba Wakadkar had allotted construction share as per mentioned in Development Agreement to Dattatray Shivaji Wakadkar and Balasaheb Shivaji Wakadkar with the consent of Rekha Dattatray Wakadkar, Nikhil Dattatray Wakadkar, Swapnil Dattatray Wakadkar, Akhil Dattatray Wakadkar, Snehal Akhil Wakadkar, Shlok Balasaheb Wakadkar and Vanita Balasaheb Wakadkar by executing registered Supplementary Agreement. The said Supplementary Agreement is registered in the office of Sub-Registrar Haveli 19 noted at Serial No. 24995/2023 dated 21/11/2023.

Mutation entry No. 17951, shows that area admeasuring 00 H 05.46 R i.e. 546 Sq. Mtrs. was affected under Development plan of PCMC for 24.00 Meter Road. Accordingly Dattatray Shivaji Wakadkar



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and Other through its Power of Attorney Holder M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar and Santosh Dnyanoba Wakadkar had handed over possession of the said property in favor of PCMC by executing Registered Tabapavati. The said Tabapavati is registered at Sub Registrar Haveli No. 5 at Serial No. 26508/2023 dated 19/12/2023. Accordingly name of PCMC is recorded in the 7/12 Extract of the said property.

Thereafter, in order to make additional construction on the scheduled property M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar have purchased an area admeasuring 1000 Sq. Mtrs. from DRC No. 4348, area admeasuring 1000 Sq. Mtrs. from DRC No. 4349 and area admeasuring 805.69 Sq. Mtrs. from DRC No. 4350 i.e. total area admeasuring 2805.69 Sq. Mtrs. from Baban Baburao Medge by executing registered Deed of Transferable Development Rights (TDR). The said Deed of Transferable Development Rights (TDR) is registered in the office of Sub-Registrar Haveli 5 noted at Serial No. 1478/2024 dated 18/01/2024.

Thereafter, in order to make additional construction on the scheduled property M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar have purchased an area admeasuring 135.82 Sq. Mtrs. out of total area admeasuring 500 Sq. Mtrs from DRC No. 0284 from M/S R.K. Developers through its Partners Mr. Rajesh Maruti Kadam by executing registered Agreement for Transfer of Development Rights (TDR). The said Agreement for Transfer of Development Rights (TDR) is registered in the office of Sub-Registrar Haveli 5 noted at Serial No. 1480/2024 dated 18/01/2024.

Thereafter, M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar has utilized the said Transferable Development Rights (TDR) up to the extent of 614.01 Sq. Mtrs. on the said property and accordingly had obtained revised building Plan in respect of the same.

3. Search report for 30 Years from 1994 to 2023 taken from Sub Registrar Haveli at Pune. This search report is additional search report relating to the previous search report dated 24/07/2023.

4. Any other relevant title

Mutation entry No. 16609 shows that, Shivaji Nivrutti Wakadkar had transferred his rights, title, interest and share in respect of the said property in favour of Dattatray Shivaji Wakadkar and Balasaheb





Shivaji Wakadkar by executing a registered Gift Deed. The said Gift Deed is registered in the office of Sub-Registrar Haveli- 24 vide it's No. 14306/2019 on 30/07/2019. Accordingly, names of Dattatray Shivaji Wakadkar and Balasaheb Shivaji Wakadkar are recorded in the record of 7/12 extract of the said property as owners thereof.

SANCTIONS:

That Shivaji Nivrutti Wakadkar had carried Demarcation in respect of the said property from the office of Deputy Superintendent of Land Records, Paud, Mulshi, Pune on 25/07/2019 by its M R No. 1082/19. Accordingly, Deputy Superintendent of Land Records, Paud, Mulshi, Pune had issued copy of demarcation certificate to him.

That Shivaji Nivrutti Wakadkar had got D.P. Opinion in respect of said property from the office of Pimpri Chinchwad Municipal Corporation, on 23/04/2021 by its No. नरवि/कावि/वाकड/9/50/2021. And similarly Zone Certificate provided by PCMC the said property is fall under the Residential Zone and part of the said land is in 25 Mtrs. Wide Road and some portion is fall under Green Belt. The said property came under Transit Oriented Development Zone of proposed Metro Station of Metro Route No. 3 (Hinjewadi - Maan - Shivajinagar).

That Dattatray Shivaji Wakadkar and Other through its Power of Attorney Holder M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar have got Plan Sanctioned from the office of Pimpri Chinchwad Municipal Corporation. Accordingly Pimpri Chinchwad Municipal Corporation had issued Commencement Certificated by its no. BP/WAKAD/42/2023 on 21/03/2023 which is further revised by its No. BP/WAKAD/56/2024 on 30/03/2024.

That Dattatray Shivaji Wakadkar and Other through its Power of Attorney Holder M/S. Prasanna Infracon LLP Through its Partners Uttam Dnyanoba Wakadkar have got converted the use of the Property from Agriculture to non Agricultural purpose from the office of Tahsildar, Mulshi, Pune. Accordingly Tahsildar, Mulshi, Pune got converted land area admeasuring 3997.44 Sq. Mtrs in to Non Agricultural Residential purpose by deducting an area admeasuring 552.56 Sq. Mtrs of Road out of total area admeasuring 4550 Sq. Mtrs from Survey no. 65/5/1 by its order dated 13/06/2023 bearing order no. Ja.kr.42B/NA/SR/39/2023.



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5. Litigations if any.

I have caused an online litigation search through the online portal named ecourts.gov.in in respect of litigation filed by or against MR. DATTATRAY SHIVAJI WAKADKAR AND MR. BALASAHEB SHIVAJI WAKADKAR and in pursuance thereof and it seems that no litigations are filed by or against MR. DATTATRAY SHIVAJI WAKADKAR AND MR. BALASAHEB SHIVAJI WAKADKAR.




ADVOCATE

Date: 10/04/2024.



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Format – A

To,

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan

Plot No. C -21, E- Block,

Bandra Kurla Complex,

Bandra (E), Mumbai – 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to

All that piece and parcel of the property bearing **Survey No. 65, Hissa No. 5/1**, area admeasuring **00 H 45.50 R**, assessed at Rs. 02.50 Paise., out of it area admeasuring **00 H 40.04 R** situated at Village **Wakad**, Tal. Mulshi, Dist. Pune, (**Hereinafter referred as the "said property"**)

I have investigated the title on the said property on the request of **MR. DATTATRAY SHIVAJI WAKADKAR AND MR. BALASAHEB SHIVAJI WAKADKAR** and following documents i.e.

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the property bearing **Survey No. 65, Hissa No. 5/1**, area admeasuring **00 H 45.50 R**, assessed at Rs. 02.50 Paise., out of it area admeasuring **00 H 40.04 R** situated at Village **Wakad**, Tal. Mulshi, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli.

Which property is bounded as under:-

On or towards East : By Odha/Canal.
On or towards West : By property of Survey No. 65/6.
On or towards North : By property of Babu Namdev Wakadkar.
On or towards South : By property of Survey No. 65/7 & Royal Mirage Society.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT

1. Copies of 7/12 extracts.
2. Copies of Mutation Entries.
3. Copy of Release Deed.



4. Copy of Gift Deed.
5. Copy of Development Agreement.
6. Copy of Power of Attorney.
7. Copy of Limited Liability Partnership Agreement.
8. Copy of Zone Certificate.
9. Copy of Demarcation Certificate.
10. Copy of D.P Opinion.
11. Copy of NA Order.
12. Copy of Order of SLR under Review Application No. 3880/2015.
13. Copy of Order of Deputy Director of Land Records under Appeal No. 360/2017.
14. Copy of Letter A and B for Handing over possession to PCMC.
15. Copy of Plan Sanction.
16. Copy of Supplementary Deed dated 21/11/2023
17. Copy of Taba Pavti dated 19/12/2023
18. Copy of Deed of Transferable Development Rights (TDR) dated 18/01/2024.
19. Copy of Agreement of Transfer of Development Rights (TDR) dated 18/01/2024.
20. Copy of TDR Utilization Certificate.
21. Copy of Search Report issued by Adv. Vishal Jagdale dated 24/07/2023.



3. 7/12 EXTRACT ISSUED BY COMPETENT AUTHORITY

SR. NO.	SURVEY NO.	MUTATION ENTRIES
1.	Survey No. 65/5/1	520, 892, 1399, 1731, 2011, 2235, 2757, 3984, 4192, 5750, 6869, 8464, 9880, 10116, 12963, 14906, 15469, 15908, 16609, 17951, 17815

4. Further this search report is additional search report relating to the previous search report dated from 24/07/2023 till today.

5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **MR. DATTATRAY SHIVAJI WAKADKAR AND MR. BALASAHEB SHIVAJI WAKADKAR** is clear, marketable and without any encumbrances.

Vishal Jagdale

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OWNERS OF THE LAND

OWNERS

SURVEY NO.

Dattatray Shivaji Wakadkar
Balasaheb Shivaji Wakadkar }

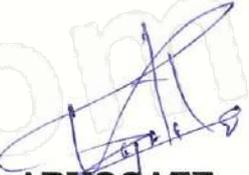
Survey No. 65/5/1
Area admeasuring
00 H 40.04 R

6. The report reflecting the flow of the title of the Owners/Developers on the said land is enclosed herewith as annexure.

Encl.:

1. Flow of the title of the said land.




ADVOCATE

Date: 10/04/2024.

Enclosed: Annexure