

Vishal Jagdale

Advocate

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Office at:- Preet Pride, Office No. 301 & 302,
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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 the piece and parcel of land or ground admeasuring 01 Hector 95 R equivalent to 19500 Sq. Mtrs. out of total area admeasuring 11 H 87 R (11 H 77 R + 00 H 10 R potkharaba), assessed at Rs. 16.25 Paisa of property bearing Survey No. 9, situated at village **Dhanori**, Tal. Haveli, Dist. Pune.

(Hereinafter referred as the "said property")

I have investigated the title on the said properties on the request of **M/s. SHIRIRAM DEVELOPERS Through its Partner MR. MAHADEV NARAYAN KAWADE**

and following documents i.e. :

1. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of land or ground admeasuring **01 Hector 95 R equivalent to 19500 Sq. Mtrs.** out of total area admeasuring 11 H 87 R (11 H 77 R + 00 H 10 R potkharaba), assessed at Rs. 16.25 Paisa of property bearing Survey No. 9, situated at village **Dhanori**, Tal. Haveli, Dist. Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli & which is commonly bounded as under -

On or towards East :	By partly by boundary of villages Dhanori and Lohegaon and Partly by portion out of Survey No. 9, Dhanori conveyed in favour of Nirvana Multicon Private Limited.
On or towards South :	By portion out of Survey No. 9, Dhanori conveyed in favour of Nirvana Multicon Private Limited.



On or towards West : By land out of Survey No. 9, Dhanori held by Tukaram Khandve.

On or towards North : By land bearing Survey No. 69, Dhanori being Forest Land.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copy of Sale Deeds.
4. Copy of Correction Deed.
5. Copy of Release Deed.
6. Copy of Declaration Deed.
7. Copy of Agreement to Sale.
8. Copy of registration of Duplicate Deed of Sale Deed.
9. Copy of registration of Duplicate Deed of Correction Deed.
10. Copy of Power of Attorneys.
11. Copy of Development Agreements.
12. Copy of Demarcation.
13. Copy of D.P. Opinion.
14. Copy of Exh.-I of R. C. S. No. 1943/2017.
15. Copy of Decree of RCS No. 1943/2017.
16. Copy of Commencement Certificate.
17. Copy of NOC for construction of Building.
18. Copy of Demarcation Certificates.



3. 7/12 EXTRACT ISSUED BY TALATHI OFFICE.

SR. NO	SURVEY NO.	MUTATION ENTRIES
1.	9	85, 484, 755, 1183, 2266, 2577, 6521, 6648, 6712, 7067, 7068, 7069, 7260, 10622, 11493, 20096, 20909, 23457, 23450, 23586, 22697, 23749, 23975

4. SEARCH REPORT OF LAST 30 YEARS I.E. FROM 1993 TO 2022 TILL TODAY

That I have carried out search for the period of 30 years commencing from **1992 to 2021** and the available during the searches save and except as herein stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property. It is further clarified that physical

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searches have been taken in the office of the Sub-Registrar of Assurances. It is clarified that in E- searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties I am of the opinion that the title of Shriram Developers through its Partner 1) Mahadeo Narayan Kawade, 2) Santosh Namdeorao Pawar, Hiraman Tukaram Khandve, Mahesh Sahebrao Gayake, Nijanand Jagannath Khamkar is clear, marketable and without any encumbrances.

OWNERS OF THE LAND

A) That Shriram Developers through its Partner 1) Mahadeo Narayan Kawade, 2) Santosh Namdeorao Pawar, Hiraman Tukaram Khandve, Mahesh Sahebrao Gayake, Nijanand Jagannath Khamkar are the owners of an area admeasuring **01 Hector 95 R equivalent to 19500 Sq. Mtrs.** of property bearing **Survey No. 9**, situated at village Dhanori, Tal. Haveli, Dist. Pune and within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli & are free from any other encumbrances of whatsoever nature subject to whatever stated above.

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: 05/01/2023.

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ANNEXURE A

FLOW OF THE TITLE OF THE SAID LAND

1. Property Card 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 entire land bearing Survey No. 09 of village Dhanori, Tal. Haveli, Dist. Pune was previously belongs to Mr. Madhavrao Keshav Gopal and Vasudeo Ganesh Bavdekar. The said owners sold said land to Mr. Gajaba & Kondiba Laxman Khandve by registered sale deed dated 03/12/1947 and on the basis of sale deed mutation Entry No. 484 dated 10/03/1948 was passed in the revenue record and thereby names of the Purchasers namely Mr. Gajaba & Kondiba Laxman Khandve were entered and recorded to the said land as owners thereof.

Previously the said land was jat (caste) inam, on the basis of order of Tahsildar, Haveli, Pune bearing No. WS/H/3041/53, dated 23/10/1953, the said land was converted from Jai Inam to Khalsa land (freehold land) and effect of said order was given to revenue record, vide Mutation Entry No. 755 dated 10/12/1953.

Thereafter, on the basis of Maharashtra State Weight Bridge Act 1958 and Indian Coin Act 1955 new akarband was recorded to the said land as per Government Rules vide Mutation Entry bearing No. 1183 dated 10/02/1969 and thereby area of the said land was converted into Hector and Rfrom Acre and Guntha.

One of the owner Kondiba Laxman Khandve expired at Village Lohegaon on 08/03/1970 leaving behind him following legal heirs namely :-

1.	Kisan Kondiba Khandve	-	Son
2.	Tukaram Kondiba Khandve	-	Son
3.	Suresh Kondiba Khandve	-	Son
4.	Indubai Bhagwat Undre	-	Daughter
5.	Devubai Kondiba Khandve	-	Widow Wife
6.	Narayan Kondiba Khandve (Deceased)	-	Son



6a.	Bhimrao Narayan Khandve	-	Grandson
6b.	Savita Maruti Tingre	-	Granddaughter
6c.	Rani Narayan Khandve	-	Granddaughter

After death of Kondiba Laxman Khandve names of his heirs were brought on record vide Mutation Entry bearing No. 2266 dated 01/07/1979 as owners thereof.

Mutation Entry No. 2577 shows that, Deubai Kondiba Khandve, Kisan Kondiba Khandve, Tukaram Kondiba Khandve, Suresh Kondiba Khandve had borrowed Rs. 40,000/- from Canara Bank for Lift Tagai. Accordingly charge of the said Canara Bank was kept in the other right column of the said property.

The legal heirs of Gajaba Khandve namely Kaluram, Namdeo Khandve, Dnyanoba Gajaba Khandve, Bhamabai Dnyanoba Khandve, have partitioned their shares property between them by executing registered partition deed and thereby devided said land bearing Survey No. 09 in four parts, without the consent of other legal heirs. On the basis of registered partition deed Talathi had prepared Mutation Entry No. 6521 but as their shares were not defined in the revenue record the said mutation was cancelled by the circle officer and hence effect of said partition was not given to the revenue record.

One of the owner, Kisan Kondiba Khandve expired on 04/08/1990 at Village Lohgaon leaving behind him two sons namely Dadasaheb & Samadhan Kisan Khandve, four daughters namely Mrs. Lata Sudam Shinde, Mrs. Sunita Balasaheb Chonde, Shobha Malhari Mandale, Chhaya Kisan Khandve and widow Anusayabai Kisan Khandve as his only legal heirs, after his death names of his legal heirs were brought MHO13292556202223P on record, vide Mutation Entry bearing No. 6648 dated 07/06/1993.

One of the owner Gajaba Laxman Khandve expired on 23/04/1986 leaving behind him following legal heirs namely :-

1.	Dnyanoba Gajaba Khandve	-	Son
2.	Govind Gajaba Khandve (deceased on 29/05/78)	-	Son
2a.	Somnath Govind Khandve	-	Grandson
2b.	Nagnath Govind Khandve	-	Grandson
2c.	Anjanabai Vishnu Moze	-	Granddaughter
2d.	Ranjana Maruti Vagaskar	-	Granddaughter

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2e.	Kamal Murlidhar Varghade	-	Granddaughter
2f.	Kanta Maruti Thakur	-	Granddaughter
2g.	Phulabai Govind Khandve	-	Daughter in Law
3.	Hausabai Sudam Lokhande	-	Daughter
4.	Namdeo Laxman Khandve (deceased 29/08/1988)	-	Brother
4a.	Kaluram Namdeo Khandve	-	Grandson
4b.	Sindhbai Ramdas Moze	-	Granddaughter
5.	Kondiba Laxman Khandve	-	Brother

The another brother Kondiba Laxman Khandve is also expired but his legal heirs were already brought on record vide Mutation Entry No. 2266 and hence the names of aforesaid legal heirs were recorded to the 7/12 extract of said land vide Mutation Entry No. 6712, dated 30/10/1993 as per the application of Dnyanoba Gajaba Khandve.

That Dnyanoba G. Khandve, Somnath & Nagnath Govind Khandve, Phulabai Govind Khandve, Kaluram Namdeo Khandve sold an area admeasuring 00 H 80 R land out of their share property to Jagdish & Rajan C. Chhabria, Mani & Niranjan S. Mathani, Kavita S. Puri, Poonam D. Dalmal, Bindiya B. Chanrai, Mrs. Mali M. Sadhwani, by registered sale deed dated 14/03/1995, which is duly registered at the office of Sub Registrar, Haveli No. 08, Pune at Sr. No. 1285/95 and on the basis of sale deed names of aforesaid purchasers were entered and recorded to the 7/12 extract of the said land, as owners thereof vide Mutation Entry No. 7067 dated 12/04/1995.

The aforesaid owners Mr. Dnyanoba G. Khandve, Somnath & Nagnath Govind Khandve, Phulabai Govind Khandve, Kaluram Namdeo Khandve, then sold 01 H 20 R land out of their share to Jagdish & Rajan C. Chhabria, Mani & Niranjan S. Mathani, Kavita S. Puri, Poonam D. Dalmal, Bindiya B. Chanrai, Mrs. Mali M. Sadhwani by executing registered Sale Deed dated 14/03/1995, which is duly registered at the office of Sub Registrar, Haveli No. 08, Pune at Sr. No. 1286/95 and on the basis of sale deed Mutation Entry No. 7068 dated 12/04/1995 was passed in the revenue record and thereby names of aforesaid Purchasers were entered and recorded to the 7/12 extract of said land as owners thereof.



The said owners i.e. Mr. Dnyanoba G. Khandve, Somnath & Nangnath Govind Khandve, Phulabai Govind Khandve, Kaluram Namdeo Khandve, again sold 01 H 20 R land out of their share to Jagdish & Rajan C. Chhabria, Mani & Niranjan S. Mathani, Kavita S. Puri, Poonam D. Dalmal, Bindiya B Chanrai, Mrs. Mali M. Sadhwani by executing registered sale deed dated 24/03/1995, which is duly registered at the office of Sub Registrar, Haveli No. 8, Pune at Sr. No. 1287/1995 and on the basis of Sale deed Mutation Entry No. 7069, dated 13/04/1995 was passed in the revenue record and thereby names of aforesaid purchasers were entered and recorded to the 7/12 extract of said land as owners thereof.

One of the owners Suresh Kondiba Khandve expired on 28/10/1994 at Village Lohgaon leaving behind him following legal heirs namely:-

1. Deepak Suresh Khandve
2. Sanjay Suresh Khandve
3. Anita kanhu Lokhande
4. Tulasabai Suresh Khandve

Son
Son
Daughter
Widow Wife

as his only legal heirs, after his death names of his legal heirs were brought on record, vide mutation entry No. 7260 dated 29/02/1996.

One of the owners Bhimrao Narayan Khandve expired on 22/08/1997 leaving behind him following legal heirs namely:-

1. Avinash Bhimrao Khandve - Son
2. Akshay Bhimrao Khandve - Son
3. Senha Bhimrao Khandve - Daughter
4. Laxmi Bhimrao Khandve - Widow Wife

as his only legal heirs and after his death names of his legal heirs were brought on record, vide Mutation Entry bearing No. 10622 dated 03/10/1998.

That the owners i.e. Mr. Jagdish & Rajan C. Chhabria, Mani Niranjan S. Mathani, Kavita S. Puri, Poonam D. Dalmal, bindiya B. Chanrai, Mrs. Mali M. S adhwani have sold their area admeasuring 03 H 20 R land, out of the said land to Country Retreat Co-Op. Housing Society Ltd., (which is subsequently changed to Country Retreat 1 Co-Op. Housing Society Ltd.) by

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executing registered Sale Deed dated 10/01/1997 which is duly registered at the office of Sub Registrar, Haveli No. 08, Pune at Sr. No. 168/97 and on the basis of sale deed Mutation Entry No. 11493 of aforesaid Purchasers were entered and recorded to the 7/12 extract of said land as owners thereof for area purchased.

Some of the owners of the said land i.e. Laxmibai Bhimrao Khandve, Avinash Bhimrao Khandve, Akshay Bhimrao Khandve, Sneha Bhimrao Khandve, Savita Maruti Tingre, Maruti Baburao Tingre, Sambhaji Maruti Tingre, Swami Maruti Tingre, Viya Ajay Bhoir, Archana Deodas Bandal, Manisha Mahadu Pathare alias Rani Narayan Khandve & Mahadeo Baban Pathare then entered into Development Agreement and Power of Attorney with Goel Nitron Housing Pvt. Ltd through its authorized Director Mr. Subhas Sitaram Goel and Rajendra Sitaram Goel of their shares land admeasuring 01 H 48.375 R on 17/04/2003, which were duly registered at the office of Sub Registrar, Haveli No. 08, Pune at Sr. No. 1529/2003 and 1530/2003 respectively.

Mutation Entry No. 20096 shows that, as per the order of Joint District Registrar Class- I Alias Collector of Stamps, Pune District bearing No. सजनि/मुग्धा/थकित/बसुली/३०६७/२०१० dated 04/01/2012 charge of insufficient stamp for Document bearing No. 5820/2004 was kept in the other right column of the said property.

The another branch of the landowners i.e. Tulsabai Suresh Khandve, Deepak Suresh Khandve, Sanjay Suresh Khandve, Anita Kanhu Lokhande then entered into Development Agreement and Power of Attorney of their shares land admeasuring 01 H 48.375 R with Nyati Builders Pvt. Ltd. through its Director Mr. Nitin Dwarkadas Nyati on 19/08/2003, which were duly registered at the office of Sub - Registrar, Haveli No. 08, Pune at Sr. No. 3580/2003 and 3581/2003 respectively, read with correction deed dated 25/02/2004, which is duly registered at the office of Sub Registrar Haveli No. 08, Pune at Sr. No. 2503/2004.

The another branch of the landowners i.e. Anusaya Kisan Khandve, Dadasaheb Kisan Khandve, Samadhan Kisan Khandve, Lata Sudam Shinde, Shobha (Shubha) Malhari Mandale, Sunita Balasaheb Chondhe, Chhaya Kisan Khandve alias Chhaya Suresh Gote then entered into Development Agreement and Power of Attorney with Goel Nitron Housing Pvt. Ltd through its authorized



Director Mr. Subhas Sitaram Goel and Rajendra Sitaram Goel of their shares land admeasuring 01 H 48.375 R on 06/10/2003, which were duly registered at the office of Sub-Registrar, Haveli No. 08, Pune at Sr. No. 4253/2003 & 4254/2003 respectively and thereby each branch allowed respective developers to develop said land or assign, transfer or sell their right, title and interest to the third party or to the intending Purchaser/s.

Thereafter Goel Nitron Housing Pvt. Ltd through its authorized Director Mr. Subhas Sitaram Goel and Rajendra Sitaram Goel then with the consent of the landowners has transferred their rights of agreement dated 17/04/2003 and 06/10/2003 in favour of Nyati Builders Pvt. Ltd. through its Director Mr. Nitin Dwarkadas Nyati by an agreement and Power of Attorneys dated 04/11/2003, which were duly registered at the office of Sub-Registrar, Haveli No. 8, Pune at Sr. No. 4926/2003, 4927/2003 & 4928/2003 respectively and thus the said Nyati Builders Pvt. Ltd. through its Director Mr. Nitin Dwarkadas Nyati had acquired development rights of aforesaid owners of the area of 04 H 45.125 R.



That Indubai Bhagwan Undre has released her right, title and interest from the said property in favour of Dadasaheb Kisan Khandve, Samadhan Kisan Khandve, Anusayabai Kisan Khandve, Lata Sudam Shinde, Sunita Balasaheb Chaundhe, Chaya Kisan Khandve, Shobha Malhari Mandale, Deepak Suresh Khandve, Sanjay Suresh Khandve, Anita Kalu Lokhande, Tulsabai Suresh Khandve. The said Release Deed is registered in the office of Sub Registrar Haveli No. 8 noted at Sr. No/2868/2005 on 11/04/2005.

That Laxmibai Bhimrao Khandve, Avinash Bhimrao Khandve, Akshay Bhimrao Khandve, Sneha Bhimrao Khandve, Savita Maruti Tingre, Maruti Baburao Tingre, Sambhaji Maruti Tingre, Swami Maruti Tingre, Vidya Ajay Bhoir, Archana Deodas Bandal, Manisha Mahadu Pathare, Alias Rani Narayan Khandve, Mahadeo Baban Pathare, through their power of Attorney Holder Goel Nitron Husing Pvt. Ltd. through its Director Subhash Sitaram Goel and or Rajendra Sitaram Goel though substituted Power of Attorney Holder Nitin Dwarkadas Nyati, Tulsabai Suresh Khandve, Deepak Suresh Khandve, Sanjay Suresh Khandve, Anita Kanhu Lokhande, through their Power of Attorney Holder Nyati Builders Pvt. Ltd. through its Director Nitin Dwarkadas Nyati, Anusaya Kisan Khandve, Dadasaheb Kisan Khandve,

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Samadhan Kisan Khandve, Lata Sudam Shinde, Shobha (Shubha) Malhari Mandale, Sunita Balasaheb Chondhe, Chhaya Kisan Khandve Alias Chhaya Suresh Gote through Power of Attorney Holder Goel Nitron Housing Pvt. Ltd. through its Director Subhash Sitaram Goel and/or Rajendra Sitaram Goel through its Power of Attorney Holder Nyati Builders Pvt. Ltd. through its Director Nitin Dwarkadas Nyati Through substituted POA holder Sahara India Commercial Corporation Ltd., through their substituted POA holder Khushal City Homes Mau Pvt. Ltd. through authorized officer Pushpak Kumar Singh with the consent of 1) Goel Nitron Husing Pvt. Ltd. through its Director Subhash Sitaram Goel and or Rajendra Sitaram Goel, 2) Nyati Builders Pvt. Ltd., 3) Sahara India Commercial Corporation Ltd. & 4) Khushal City Homes Mau Pvt. Ltd. have sold an area admeasuring 04 H 45.125 R to Sahara Prime City Ltd. by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 4 noted at Sr. No. 12324/2011 on 30/12/2011. As per the said Sale Deed name of Sahara Prime City Ltd. is recorded in the record of 7/12 extract of the said property as owner thereof to the extent of area admeasuring 04 H 45.125 R.

The aforesaid developers and landowners i.e. Tulsabai Suresh Khandve, Deepak Suresh Khandve, Sanjay Suresh Khandve, Anita Kanhu Lokhande, Laxmibai Bhimrao Khandve, Avinash Bhimrao Khandve, Akshay Bhimrao Khandve, Sneha Bhimrao Khandve, Sambhaji Maruti Tingre, Swami Maruti Tingre, Vidya, Manisha Mahadu Pathar, Mahadeo Baban Pathare, Anusaya Kisan Khandve, Dadasaheb Kisan Khandve, Samadhan Kisan Khandve, Lata Sudam Shinde, Shobha Nakhari Mandale, Sunita Balasaheb Chonde and Chaya Suresh Gote Then transferred their rights of 04 H 45.125 R land in favour of Sahara India Commercial Corporation Ltd., by executing registered Joint Development Agreement and separate Substituted Power of Attorneys dated 20/06/2004, which were duly registered at the office of Sub Registrar, Haveli No. 8, Pune at Sr. No. 6944/2004 (Development Agreement), 5644/2007 (Power of Attorney), 5645/2007 (Power of Attorney) on 20/09/2004 and 27/07/2007 respectively. Thereafter Correction Deed to the substituted Power of Attorney dated 27/07/2007 bearing No. 5644/2007 was got executed on 07/12/2007, which is duly registered at the office of Sub Registrar Haveli No. 08, Pune at Sr. No. 8208/2007.



Thereafter Sahara India Commercial Corporation Ltd., in turn assigned and transferred their development rights of Survey No. 09 of an area admeasuring 04 H 45.125 R land in favour of their subsidiary company Khushal City Homes MAU Pvt. Ltd. on 08/05/2008 by registered Development Agreement & substituted Power of Attorney, which were duly registered at the office of Sub Registrar Haveli No. 08, Pune, at Sr. No. 4080/2008 & 4081/2008 and thereby allowed said developer to develop said land or assign, transfer and sell the rights of said land/development agreement and power of attorney in favour of the intending purchasers. At the time of execution of aforesaid Development Agreement some mistakes are occurred in the said Agreement and hence for correction of mistake the parties of the said Deed have executed a Deed of Correction dated 29/07/2008 which is duly registered at the office of Sub Registrar, Haveli No. 08, Pune at Sr. No. 6306/2008.

And whereas vide a Deed of sale dated 29/12/2011 duly registered at Sr. No., 12323/2011 with the Sub Registrar Haveli No. 4 the said heirs of the said Late. Bhimrao Narayan Khandve (i.e. Laxmi Bhimrao Khandve, Avinash Bhimrao Khandve, Akshay Bhimrao Khandve and Sneha Bhimrao Khandve) the said heirs of the said Late. Kisan Kondiba Khandve (i.e. Anusaya Kisan Khandve, Dadasaheb Kisan Khandve, Samadhan Kisan Khandve, Lata Sudam Shinde, Sunita Balasaheb Chonde, Shoba Malhari Mandale and Chhaya Kisan Khandve) and the said heirs of the said Late. Suresh Kondiba Khandve (i.e. Tulsabai Suresh Khandve, Deepak Suresh Khandve, Sanjay Suresh Khandve and Anita Kanhu Lokhande) with the consent of said Goel Nitron Housing Private Limited, Nyati Builders Private Limited, Sahara India Commercial Corporation Limited and Khushal City Homes MAU Private Limited assigned, transferred, assured and conveyed their respective holdings in the said larger land to/in favour of the Sahara Prime City Limited and whereas the name of Sahara Prime City Limited was duly entered in the 7/12 extract pertaining to the said land bearing Survey No. 9, Dhanori, Pune as holder of the said portion admeasuring 04 Hectors 45.125 R vide mutation Entry No. 20178.



Avinash Bhimrao Khandve and others and Sahara Prime City Limited have got registered Deed of Declaration/Deed Poll. The said Declaration Deed/Deed Poll is registered in the office of Sub Registrar Haveli No. 3 noted at Sr. No. 8281/2014 on 18/09/2014.

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Thereafter Sahara Prime City Limited with the consent of (I) (i) Shantaram Bhagwan Undre, (ii) Baban Bhagwan Undre, (iii) Baasaheb Bhagwan Undre, (iv) Malan Vitthal Ravelkar and (v) Shalan Jaysingh Kakde through their constituted Attorneys Nirvana Multicon private Limited through its authorized Signatory Rohit Sureschand Garg and M/s. Shriram Developers Through its Partners Hiramn Tukaram Khandve & (II) Dipak Tukaram Khandve had sale, assigned, conveyed in favour of (I) Nirvana Multicon Private Limited through its Directors Rahul Sureschand Garg, Nijanand Jagannath Khamkar and Hiraman Tukaram Khandve and (II) Shriram Developers through its Partners Mahadev Kawade, Santosh Namdeorao Pawar, Mahesh Sahebrao Gayake, Hiraman Tukaram Khandve & Nijanand Jagannath Khamkar by executing registered Deed of Conveyance. The said Deed of Conveyance is registered in the office of Sub Registrar Haveli No. 11 noted at Sr. No. 12555/2017 on 07/12/2017 which is registered in the duplicate by its No. 12556/2017. Accordingly as per the said Deed of Conveyance names of (I) Nirvana Multicon Private Limited through its Directors Rahul Sureschand Garg, Nijanand Jagannath Khamkar and Hiraman Tukaram Khandve and (II) Shriram Developers through its Partners Mahadev Narayan Kawade, Santosh Namdeorao Pawar, Mahesh Sahebrao Gayake, Hiraman Tukaram Khandve & Nijanand Jagannath Khamkar are recorded in the record of 7/12 extract as owners by mutation entry No. 23479 to the extent of area admeasuring 04 H 45.125 R (names of Nirvana Multicon Private Limited through its Directors Rahul Sureschand Garg, Nijanand Jagannath Khamkar and Hiraman Tukaram Khandve recorded for the area admeasuring 02 H 20.125 R and names of Shriram Developers through its Partners Mahadev Narayan Kawade, Santosh Namdeorao Pawar, Mahesh Sahebrao Gayake, Hiraman Tukaram Khandve & Nijanand Jagannath Khamkar recorded for the area admeasuring 02 H 25 R).

It is seen from the record that Sahara Prime City Limited with the consent of Shantaram Bhagwan Undre, Baban Bhagwan Undre, Balasaheb Bhagwan Undre, Malan Vitthal Khalekar, Shalan Jaysingh Kakde agreed to sale the property bearing Survey No. 9, out of it area admeasuring 04 H 45.125 R i.e. 44512.5 Sq Mtrs. of village Dhanori, Tal. Haveli, Dist. Pune to Nirvana Multicon Private Limited through its Director Rahul Sureschand Garg & Nijanand Jagannath Khamkar & Shriram Developers thorough its Partners Mahadev Narayan Kawade,



Santosh Namdevrao Pawar, Mahesh Sahebrao Gayake, Hiraman Tukaram Khandve & Nijanad Jagannath Khamkar. The said Agreement to Sale is registered in the office of Sub Registrar Haveli No. 11 noted at Sr. No. 9840/2017 on 05/10/2017.

Mutation Entry No. 20909 shows that, Indubai Bhagwan Undre expired on 26/11/2008 leaving behind here following legal heirs namely :-

1.	Bhagwan Devji Undre	-	Husband
2.	Shantaram Bhagwan Undre	-	Son
3.	Baban Bhagwan Undre	-	Son
4.	Balasaheb Bhagwan Undre	-	Son
5.	Malan Vitthal Khalekar	-	Daughter
6.	Shalan Jaisingh Kakade	-	Daughter

Accordingly after the demise of Indubai Bhagwan Undre names of her above mentioned legal heirs are recorded in the record of 7/12 extract. It seems from the record that on the said mutation entry RTS appeal was filed having its No. RTS/Appeal/46/2016 before Sub Divisional Officer, Haveli, Pune. That as per the order off Sub Divisional Officer, Haveli, Pune the said mutation entry has been canceled and the names of legal heirs of Indubai Bhagwan Undre were deleted from the 7/12 extract of the said property. Accordingly effect of the same was given in the revenue record by mutation entry No. 23457.



Mutation Entry No. 23586 shows that, as per the Government GR bearing no. पु.अ./प. अ. १६० /स-१ फ.०९/०४/२०१६ to rectify the revenue record and to correct the accuracy from handwritten to computerization the mistake regarding other right column were corrected accordingly effect of the same was to the 7/12 extract by mutation entry no. 23585.

Mutation Entry No. 22697 shows that, as per the Government GR bearing no. पु.अ./प. अ. १६० /स-१ फ.०९/०४/२०१६ to rectify the revenue record and to correct the accuracy from handwritten to computerization the mistake regarding occupier right column were corrected accordingly effect of the same was to the 7/12 extract by mutation entry no. 22697.

3. That I have carried out search for the period of 30 years commencing from **1992 to 2021** and the available during the searches save and except as herein stated, I have not come across

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any entry evidencing any encumbrances of whatsoever nature in and upon the said property. It is further clarified that physical searches have been taken in the office of the Sub-Registrar of Assurances. It is clarified that in E- searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

4. Any other Relevant title

Mutation Entry No. 23450 shows that, a) Nirvana Multicon Private Limited through its Director 1) Rahul Sureshchandra Garg, 2) Nijanand Jagannath Khamkar, 3) Hiraman Tukaram Khandve, & b) Shriram Developers through its Partners 1. Mahadeo Narayan Kawade, 2. Santosh Namdeorao Pawar, 3. Hiraman Tukaram Khandve, 4. Mahesh Sahebrao Gayake and 5. Nijanand Jagannath Khamkar have purchased an area admeasuring 00 H 04.4512 R i.e. 44512 Sq. Mtrs. by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 11 noted at Sr. No. 12543/2017 on 08/12/2017. As per the said Sale Deed Nirvana Multicon Private Limited have purchased an area admeasuring 02 H 20.12 R i.e. 220.12 Sq. Mtrs. and Shriram Developers have purchased 02 H 25 R. as per the said Sale Deed Talati Officer had prepared Mutation Entry No. 23450 which is rejected by the Circle Officer due to incomplete description in the said mutation entry.

Mutation Entry No. 23749 shows that, remark of charge of insufficient stamp duty of Collector of Stamp, Pune was deleted as Sahara Commercial Corporation have paid the said amount. Accordingly effect of the same was given in the revenue record.

Mutation Entry No. 23975 shows that, as per the order of Compromise Purshis under Regular Civil Suit bearing No. 1943/2017 of Civil Judge Junior Division, Pune an area admeasuring 00 H 30 R was recorded in the record of 7/12 extract on the name of Tukaram Kondiba Khandve by deducting the said area from share of Shriram Developers. Accordingly effect of the same is given in the revenue record.

That Sahara Prime City Limited have executed correction Deed in respect of the schedule property regarding mistake in the boundaries of the said property in favour of Nirvana Multicon



Private Limited through its Director 1) Rahul Sureshchandra Garg, 2) Nijanand Jagannath Khamkar, 3) Hiraman Tukaram Khandve, & b) Shriram Developers through its Partner 1. Mahadeo Narayan Kawade, 2. Santosh Namdeorao Pawar, 3. Hiraman Tukaram Khandve, 4. Mahesh Sahebrao Gayake and 5. Nijanand Jagannath Khamkar. The said Correction Deed is registered in the office of Sub Registrar Haveli No. 10 noted at Sr. No. 12503/2019 & 12503/2019 (for Duplicate Document) on 30/05/2019.

SANCTIONS:

That Shriram Developers through its Partners 1. Mahadeo Narayan Kawade, 2. Santosh Namdeorao Pawar, 3. Hiraman Tukaram Khandve, 4. Mahesh Sahebrao Gayake and 5. Nijanand Jagannath Khamkar have got demarcation in respect of the said property from the office of Taluka Inspector Land Record by its No. 23419/2017 on 09/03/2018.

That the owners have obtained D. P. Opinion in respect of the said property from Pune Municipal Corporation by its No. Zone-1/2322 on 24/08/2018.

That the promoter and developers that Shriram Developers through its Partner Santosh Namdeorao Pawar had carried out Commencement Certificate regarding Land Division of the said property from the Pune Municipal Corporation. Accordingly Shriram Developers through its Partner Santosh Namdeorao Pawar has obtained Subdivision certificate by its CC/1063/19 dated 09/08/2019 in respect of the said property.

That the Promoter and Developers that Shriram Developers through its Partner Santosh Namdeorao Pawar have obtained NOC for construction of Building from CATCO Office HQ SWAC, IAF VSN, Chiloda, Gandhinagar, Gujarat-382042 by its No. SWAC/S 2551/1/1/ATC dated 28/05/2020.

That the Promoter and Developers that Shriram Developers through its Partner Santosh Namdeorao Pawar had carried out demarcation of the said property from the Deputy Superintendent of Land Record, Haveli Pune. Accordingly Shriram Developers through its Partner Santosh Namdeorao Pawar has obtained demarcation certificate by its M.R. No. 31572/2020 dated 10/08/2020 in respect of the said property.



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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 Shriram Developers through its Partner 1. Mahadeo Narayan Kawade, 2. Santosh Namdeorao Pawar, 3. Hiraman Tukaram Khandve, 4. Mahesh Sahebrao Gayake and 5. Nijanand Jagannath Khamkar and in pursuance thereof and it seems that no litigations are filed by or against Shriram Developers through its Partners 1. Mahadeo Narayan Kawade, 2. Santosh Namdeorao Pawar, 3. Hiraman Tukaram Khandve, 4. Mahesh Sahebrao Gayake and 5. Nijanand Jagannath Khamkar.

Date: 05/01/2023.



ADVOCATE

