



# Vaishali Vikas Nikam

ADVOCATE

(B. Com. LL. B. D.M.M.)

Resi. : Flat No. 6, Apoorvai, Sr. No. 120 A, Finjal Plot No. 545,  
Opp. P.L. Deshpande Garden, Pune-Sinhgad Road, Pune 411 030. Tel. : 020-24252076 Mobile : 9403360216

Date- 28/06/2023

## SEARCH & TITLE REPORT

### THIS IS TO CERTIFY THAT,

I have investigated title to the properties more particularly described hereunder as per the request of **THE EXCELLAA**, a registered partnership firm, having its office at- 3AA, Edena Building, 97, M. K. Road, Marine Lines, Mumbai- 400020, through its duly authorized partners-**Mr. Kishore B. Jain and Mr. Nilesh S. Agarwal** and I have to state my opinion as follows:-

**A] LIST OF DOCUMENTS GIVEN FOR MY PERUSAL :-**

- 1] Photo copies of relevant 7/12 extracts
- 2] Photo copies of relevant mutation entries.
- 3] Photo copy of Sale Deed, dated-27/12/1978 entered by and between Shri. Santaji Kondiba Ingawale, Shri. Hanumant Santaji Ingawale, Master Balu Santaji Ingawale and Master Suresh Santaji Ingawale, both represented by their natural guardian Shantabai Santaji Ingawale and Shri. Palsingh Santokhsing Maan in respect of land admeasuring 40 Ares out of land bearing Survey No.28 Hissa No.4/1 (Part).
- 4] Photo copy of four different Sale Deeds, dated-17/02/1988 and 17/05/1988 respectively entered by and between Mr.Kripalsingh alias Palsingh Santokhsing Maan and Mr.Gobind Udharam Punjabi, Mr.Ramchand Udharam Punjabi, Mr.Sundar Udharam Punjabi and Mr.Moti Udharam Punjabi in respect of land admeasuring 00 Hectares 05 Ares each and aggregating to an area of 00 Hectares 20 Ares carved out of land bearing Survey No. 28 Hissa No.4/1A.
- 5] Photo copies of Development Agreement and General Power of Attorney, both dated-28/06/2006 entered by and between Smt. Ajmerkaur Kripalsingh Maan and 5 others and Shri. Hargobind Hazarimal Tejwani (H.U.F.) and 6 others in respect of the land bearing Survey No. 28 Hissa No.4/1A admeasuring 00 Hectares 20 Ares.

- 6] Photo copies of Confirmation Deed and Irrevocable General Power of Attorney, both dated-23/03/2022 entered by and between Shri. Ram Singh Kripalsingh and Mrs. Satwantkaur Sukhdevsingh Saraan nee Ms. Satwantkaur Kripalsingh Maan represented by her constituted attorney Shri. Sukhdevsingh Gajjansingh Saraan in favour of (1) Shri. Hargobind Hazarimal Tejwani (H.U.F.) and 6 others.
- 7] Photo copy of Supplementary Agreement dated-23/03/2022 executed by (1) Shri. Hargobind Hazarimal Tejwani (H.U.F.) and 6 others.
- 8] Photo copy of Sale Deed, dated-25/09/1986 executed in favour of Mr. Vitthal Shankar Kadam in respect of land admeasuring 00 Hectare 1.50 Ares out of the land bearing Survey No.28 Hissa No.4/3.
- 9] Photo copies of Development Agreement and General Power of Attorney, both dated-19/05/2007 entered by Mr. Vitthal Shankar Kadamin favour of (1) Shri. Hargobind Hazarimal Tejwani (H.U.F.) and (2) Shri. Sunil Harumal Adwani in respect of the land bearing Survey No.28 Hissa No.4/3/1/17 admeasuring 00 Hectares 01.50 Ares.
- 10] Photo copy of Conveyance Deed, dated-10/03/2023 entered by and between Smt. Ajmerkaur Kripalsingh Maan and 6 others in favour of M/s. Utkarsha Realtors LLP.
- 11] Photo copy of Confirmation Deed, dated-10/03/2023 entered by (1) Mr. Ramsingh Kripalsingh Maan and 6 others in favour of Utkarsha Realtors LLP.
- 12] Photo copy of Development Agreement and Power of Attorney, both dated-05/04/2023 entered by and between M/s. Utkarsha Realtors LLP and The Excellaa.
- 13] Photo copy of Certificate, dated-31/03/2023 issued by Adv. Kamlesh Chhajed.

**B] DESCRIPTION OF THE PROPERTY :-**

- 1] ALL THAT piece and parcel of land bearing Survey No. 28 Hissa No.4/1A its corresponding City Survey No.1313 (Part) admeasuring 00 Hectare 20 Ares i.e. 2000 sq. mtrs. lying, being and situate at Village- Pimple Nilakh, Taluka- Haveli,



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**District Pune** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and bounded as under :-

**ON OR TOWARDS**

East : By Spring Meadows Scheme  
South : By 24 mtrs. Road  
West : By property of Mr. Chhajed  
North : By property of Mr. Ramchandra Jagtap and Rajaram Bende.

- 2] **ALL THAT** piece and parcel of land bearing **Survey No.28, Hissa No.4/3/1/17** its corresponding **City Survey No. 1313 (Part)** admeasuring **00 Hectare 01.50 Ares** i.e. **150 sq. mtrs.** lying, being and situate at **Village-Pimple Nilakh, Taluka Haveli, District Pune** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and bounded as under :-

**ON OR TOWARDS**

East : By Spring Meadows Scheme  
South : By property of Mr. S. H. Tejwani and others  
West : By property of Mr. Chhajed  
North : By 24 mtrs. Road

[hereinafter referred to as "the said properties"]

**C] BRIEF HISTORY ON TITLE OF PROPERTIES**

**I] SURVEY NO. 28/4/1A**

- 1] That the land bearing **Survey No.28/4/1A** was owned by **Mr.Palsingh Santokhsing Maan**. **Mr.Palsingh Santokhsing Maan** purchased the land admeasuring **00 Hectare 40 Ares** out of **Survey No. 28/4/1** totally admeasuring **00 Hectare 60.50 Ares** from **Mr. Santaji Kondiba Ingawale, Mr. Hanumant Santaji Ingawale, Master Balu Santaji Ingawale and Master Suresh Santaji Ingawale**, both represented by their natural guardian **Shantabai Santaji Ingawale** vide Sale Deed, dated-**27/12/1978** which has been registered in the office of Sub-Registrar Haveli No.2 at Sr. No. 2293/1978.
- 2] The name of **Mr.Palsingh Santokhsing Maan** was entered to the record of rights by the said Mutation Entry. Accordingly, the records pertaining **Survey No.28 Hissa No.4/1** were bifurcated to form following Hissas:--

Sr. No.	Survey No. / Hissa No.	Area (Hectares - Ares)	Holder/s
1	28/4/1	00 – 20.50	Smt. Bababai Pandharinath Ingawale, Mr. Santaji Kondiba Ingawale, Smt. Sushila Sambhaji Ingawale for self and as natural guardian and mother of Hirabai Sambhaji Ingawale
2	28/4/1/1	00 – 40.00	Mr. Palsingh Santokhsing Maan

3] By four different Sale Deeds, dated-17/02/1988 and 17/05/1988 respectively registered in the office of Sub-Registrar Haveli No.2 Mr. Kripalsingh alias Palsingh Santokhsing Maan sold and transferred the land admeasuring 00 Hectares 05 Ares each and aggregating to an area of 00 Hectares 20 Ares carved out of land bearing Survey No.28, Hissa No.4/1A to Mr. Gobind Udharam Punjabi, Mr.Ramchand Udharam Punjabi, Mr.Sundar Udharam Punjabi and Mr.Moti Udharam Punjabi. The details of such transactions and the respective mutations, all dated-7th day of October, 1990, recording the said transactions in the revenue records are as detailed in the table hereinbelow:

Sr. No.	Date Of Execution	Registrat- ion No.	Name Of Purchasers	Mutation Entry No.	Allotted Hissa No.
1	17/05/1988	7854/1988	Mr.Gobind Udharam Punjabi	2155	4/1A/1
2	17/05/1988	7853/1988	Mr.Ramchand Udharam Punjabi	2156	4/1A/2
3	17/02/1988	7775/1988	Mr.Sundar Udharam Punjabi	2157	4/1A/3
4	17/02/1988	7774/1988	Mr.Moti Udharam Punjabi	2158	4/1A/4



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- 4] Mr. Kripalsingh alias Palsing Santokhsingh Maan expired intestate on 21/10/1994 leaving behind him widow Smt. Ajmerkaur Kripalsingh Maan, two sons Mr. Pritamsingh Kripalsingh Maan and Mr. Shyamsingh Kripalsingh Maan and two married daughters- Ranjitkaur S. Garewal and Vidyakaur B. Siddhu as his only surviving legal heirs and representatives. The names of the said legal heirs of was entered to the record of rights vide **Mutation Entry No.5277, dated-01/07/2006.**
- 5] By Order dated-24/09/2016 passed by the Hon'ble Joint Civil Judge, Senior Division, Pune in Civil Miscellaneous Application No.983 of 2013 (the "M. A. 983 of 2013"), it is observed as follows:--
  - (i) Mr.Ramsingh Kripalsingh Maan and Mrs. Satwant Kaur through her power of attorney holder Mr. Sukhdevsing Saran had filed the said M. A. 983 of 2013 inter alia stating that, both of them are also the heirs of late Mr. Kripalsingh alias Palsing Santokhsingh Maan and entitled to share in the land bearing Survey No.28 Hissa No.4/1/A admeasuring 00 Hectares 20 Ares situate at- Village Pimpale Nilakh, Haveli, Pune,
  - (ii) Smt. Ajmerkaur Maan w/o Kripalsingh, Mr.Shyamsingh Maan s/o Kripalsingh, Mr.Pritamsingh Maan s/o Kripalsingh, Mrs.Ranjitkaur Garewal D/o Kripalsingh and Mrs.Vidyakaur alias Veerpalkaur Siddhu D/o Kripalsingh were joined as 'Opponents' to the M. A. 983 of 2013,
  - (iii) M. A. 983 of 2013 was not contested by the opponents and an Heirship Certificate was issued by the Hon'ble Court in the name of Mr.Ramsingh Kripalsingh Maan S/o Kripalsingh, Mrs.Satwantkaur, Smt. Ajmerkaur Maan W/o Kripalsingh, Mr.Shyamsingh Maan S/o Kripalsingh, Mr.Pritamsingh Maan S/o Kripalsingh, Mrs.Ranjitkaur Garewal D/o Kripal Singh and Mrs.Vidyakaur alias Veerpalkaur Siddhu D/o Kripalsingh were inter alia in respect of land bearing Survey No.28, Hissa No.4/1/A admeasuring 00 Hectares 20 Ares situated at Village-Pimpale Nilakh, Haveli, Pune.
- 6] By Order dated-02/02/2017 passed by the Additional Collector, Pune, in Second Appeal No. RTS/2/A/513/2013, it is observed as follows:--

- Digitized by srujanika@gmail.com
- (i) Appeal No.RTS/A/747/2010 was filed by **Mr.Ramsingh Kripalsingh Maan and Mrs.Satwantkaur Sukhdevsingh Saraan**, before the Sub-Divisional Officer, Pune, challenging the Mutation Entry No.5277 dated-July 01,2006 recording the names of **Smt.Ajmerkaur Kripalsingh Maan, Mr. Pritamsingh Kripalsingh Maan, Mr.Shyamsing Kripalsingh Maan and Mrs.Ranjitkaur S. Garewal and Mrs. Vidyakaur B. Siddhu** as heirs of late **Mr.Kripalsingh alias Palsingh Santokhsingh Maan**, inter alia on the ground that the names of **Mr.Ramsingh Kripalsingh Maan and Mrs.Satwantkaur Sukhdevsingh Saraan** were not recorded as heirs of Late. **Mr.Kripalsingh alias Palsing Santokhsingh Maan**.
- (ii) By Order dated June 27, 2013, the **Sub-Divisional Officer, Pune** was pleased to dismiss the **Appeal No.RTS/A/747/2010**,
- (iii) Second Appeal No.RTS/2/A/513/2013 was filed **Mr. Ramsingh Kripalsingh Maan and Mrs. Satwantkaur Sukhdevsingh Saraan**, before the **Additional Collector, Pune**, challenging the Order dated-June 27, 2013, passed by the **Sub-Divisional Officer, Pune**,

- (iv) The **Additional Collector** was pleased to allow the **Second Appeal No.RTS/2/A/513/2013**, inter alia on the grounds that, the Appellants have proved their rights in the **M. A. 983 of 2013** before the Civil Court.

Accordingly, Mutation Entry No.7062, dated-19<sup>th</sup> day of September, 2017 has been certified and the names of **Mr.Ramsingh Kripalsingh Maan and Mrs.Satwant Kaur Sukhdevsingh Saraan** have been mutated in the Revenue Records as heirs of late **Mr. Kripalsingh alias Palsing Santokhsingh Maan**.

- 7] Meanwhile by Development Agreement dated-28/06/2006 registered in the office of **Sub-Registrar Haveli No.8 at Sr. No.5156/2006** (1)Smt. Ajmerkaur Kripalsingh Maan, (2) Mr. Preetamsingh Kripalsingh Maan, (3)Mr.Shyamsingh Kripalsingh Maan, (4)Mrs.Ranjitkaur Garewal nee Ms. Ranjitkaur Kripalsingh Maan and (5)Mrs. Vidyakaur Balwindersingh Siddhu nee Ms.Vidyakaur Kripalsingh Maan granted and entrusted the development rights in respect of the land bearing Survey No.28 HissaNo.4/1A admeasuring



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00 Hectares 20 Ares to and in favour of (1) Shri.Hargobind Hazarimal Tejwani (H.U.F.), (2)Shri.Narsingh Hazarimal Tejwani (H.U.F.), (3)Shri. Shankar Hazarimal Tejwani (H.U.F.), (4)Mr.Vishal Hargobind Tejwani, (5)Mr. Sunil Harumal Adwani and (6)Mr. Parmanand Melhumal Jhamtani. Pursuant to the Development Agreement dated- 28/06/2006 (1)Smt. Ajmerkaur Kripalsingh Maan, (2)Mr. Preetamsingh Kripalsingh Maan, (3)Mr. Shyamsingh Kripalsingh Maan, (4)Mrs. Ranjitkaur Garewal nee Ms. Ranjitkaur Kripalsingh Maan and (5)Sau. Vidyakaur Balwindersingh Siddhu nee Ms.Vidyakaur Kripalsingh Maan also executed a General Power of Attorney dated- 28/06/2006 registered in the office of Sub-Registrar Haveli No.8 at Sr.No.5157/2006 to and in favour of (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.), (2) Shri.Narsingh Hazarimal Tejwani (H.U.F.), (3)Shri. Shankar Hazarimal Tejwani (H.U.F.), (4)Mr. Vishal Hargobind Tejwani, (5) Mr. Sunil Harumal Adwani and (6)Mr.Parmanand Melhumal Jhamtani for carrying out various acts and deeds for development of the land bearing Survey No.28, Hissa No.4/1A.

8] By Confirmation Deed, dated-23/03/2022 Mr. Ramsingh Kripalsingh and Mrs.Satwantkaur Sukhdevsingh Saraan nee Ms.Satwantkaur Kripalsingh Maan represented by her constituted attorney Mr. Sukhdevsingh Gajjansingh Saraan confirmed and admitted the Development Agreement dated- 28/06/2006 and the General Power of Attorney dated- 28/06/2006executed and registered in favour of (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.), (2)Shri. Narsingh Hazarimal Tejwani (H.U.F.), (3)Shri. Shankar Hazarimal Tejwani (H.U.F.), (4)Mr. Vishal Hargobind Tejwani, (5) Mr. Sunil Harumal Adwani and (6) Mr.Parmanand Melhumal Jhamtani. The Deed of Confirmation dated-23/03/2022 registered in the office of Sub-registrar Haveli No.25 at Sr.No.5159/2022.

Pursuant thereto, Mr.Ramsingh Kripalsingh and Mrs. Satwantkaur Sukhdevsingh Saraan nee Ms.Satwantkaur Kripalsingh Maan have also executed an Irrevocable General Power of Attorney dated-23/03/2022 registered in the office of Sub-registrar Haveli No.25 at Sr.No.5160/2022 to and in favour of (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.), (2) Shri. Narsingh Hazarimal Tejwani (H.U.F.), (3)



**Shri. Shankar Hazarimal Tejwani (H.U.F.), (4) Shri. Vishal Hargobind Tejwani, (5) Mr. Sunil Harumal Adwani and (6) Mr. Parmanand Melhumal Jhamtani.**

- 9] By Supplementary Agreement, dated-23/03/2022 registered in the office of Sub-registrar Haveli No.25 at Sr. No.5161/2022 executed between the (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.), (2)Shri. Narsingh Hazarimal Tejwani (H.U.F.), (3)Shri. Shankar Hazarimal Tejwani (H.U.F.), (4)Mr. Vishal Hargobind Tejwani, (5)Mr. Sunil Harumal Adwani and (6)Mr.Parmanand Melhumal Jhamtani and Mr.Ramsingh Kripalsingh Maan have agreed to allot constructed premises by way of residential flats and to be allotted on the terms and conditions stipulated thereunder.

**II] Survey No.28 HissaNo.4/3/1/17**

- 1] The land bearing Survey No.28 HissaNo.4 admeasuring 08 Acres and 29 Gunthas was originally held by Mr. Bapu Ramkrushna Joshi.
- 2] It is seen from the Mutation Entry No.225, dated-24/09/1934 that, Falni (sub-division) of land bearing Survey No. 28 was recorded in the revenue records. The land bearing Survey No. 28 was sub-divided to form five hissas and Hissa No. 4 admeasuring 08 Acres 29 Gunthas was recorded in the name of Mr.Bapu Ramkrushna Joshi.
- 3] It is seen from the Mutation Entry No.317, dated-07/09/1947 that, Mr.Pandu Dhondu Ingawale [HUF] was made an application to the Revenue Authorities to enter his name on the record of rights as the owner of the said land and bearing Survey No.28, Hissa No.4 and the name of Mr.Bapu Ramkrushna Joshi (Pokalist) deleted from the record of rights.
- 4] It appears that, pursuant to the coming into the force of Weights and Measures [Enforcement] Act, Bombay 1958 and Indian Coinage Act, 1956 the area of the said land was converted to 03 Hectare 53 Ares from 08 Acres and 29 Gunthas.
- 5] It appears that, by Mutation Entry No.607, the names of Dagdabai Genba Kothawale, Dwarkabai alias Yashodabai



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**Narhar Gujar, Gangubai Dnyanoba Phanse and Parubai Pandurang Ingawale** were entered to the record of rights. However, the said mutation entry is not available for inspection.

- 6] It is seen from the **Mutation Entry No.836**, dated-27/11/1978 that, **Mr. Sambhaji Kondiba Ingawale** expired intestate on 09/08/1978 leaving behind him widow **Sushila Sambhaji Ingawale** and minor daughter-**Hirabai Sambhaji Ingawale** as his only surviving legal heirs and representatives. The names of the said legal heirs was entered to the record of rights as the owner of their ancestral properties.
- 7] It is seen from the **Mutation Entry No.847**, dated-30/01/1979 that, by **Sale Deed**, dated-09/11/1978 **Mr. Suryakant Mohanrao Chhajed** purchased land admeasuring 00 Hectares 80 Ares carved out of land bearing **Survey No.28 Hissa No.4** from **Smt. Bababai Pandharinath Ingawale, Mr. Santaji Kondiba Ingawale, Smt. Sushila Sambhaji Ingawale**, for self and as guardian of **Hirabai Sambhaji Ingawale**. The name of **Mr.Suryakant Mohanrao Chhajed** was entered to the record of rights by the said Mutation Entry. The remaining land admeasuring 00 Hectares 96.50 Ares bearing **Survey No.28, Hissa No.4/1** was in possession of **Smt. Bababai Pandharinath Ingawale, Mr. Santaji Kondiba Ingawale, Smt.Sushila Sambhaji Ingawale** for self and as natural guardian and mother of **Hirabai Sambhaji Ingawale**. Accordingly, the records pertaining **Survey No.28 Hissa No.4** were bifurcated to form following Hissas:

Sr. No.	Survey No. / Hissa No.	Area (Hectares - Ares)	Holder/s
1	28/4/1	00 – 96.50	Smt. Bababai Pandharinath Ingawale, Mr. Santaji Kondiba Ingawale, Smt. Sushila Sambhaji Ingawale for self and as natural guardian and mother of Hirabai Sambhaji Ingawale

2	28/4/2	00 – 80.00	Mr.Suryakant Mohanrao Chhajed
3	28/4/3	01 – 76.50	Smt. Dagdabai Genba Kothawale and three others

8] It is seen from the Mutation Entry No.915, dated-10/10/1980 that, by Sale Deed, dated-01/03/1978 Mr.Dattoba Shripati Thopate purchased the land admeasuring 01 Hectare 76.50 Ares bearing Survey No.28, Hissa No.4/3 from Parubai Pandu Ingawale. The names of Smt. Dagdabai Genba Kothawale, Dwarkabai alias Yashodabai Narhar Gujar, Smt. Gangubai Dnyanoba Fanase and Smt.Parubai Pandu Ingawale were deleted from the records of the land bearing Survey No.28, Hissa No.4/3 and the name of Mr.Dattoba Shripati Thopate was entered to the record of rights as the owner of the said land admeasuring 01 Hectare 76.50 Ares bearing Survey No. 28, Hissa No.4/3.

9] It is seen from the Mutation Entry No.965, dated-27/12/1981 that, by Sale Deed, dated-30/11/1981 Mr.Dattoba Shripati Thopate sold and transferred the land admeasuring 00 Hectares 48 Ares out of the land bearing Survey No. 28 Hissa No.4/3 totally admeasuring an area 01 Hectares 76.50 Ares to Shree Hareshwar Co-operative Housing Society Limited (proposed).

Sr. No.	Survey No. / Hissa No.	Area (Hectares - Ares)	Holder/s
1	28/4/3 (part)	01 – 28.50	Mr. Dattoba Shripati Thopate
2	28/4/3/1	00 - 48.00	Shree Hareshwar Co-operative Housing Society Limited (proposed)

10] It appears that, Shree Hareshwar Co-operative Housing Society Limited (proposed)divided the land into various portions. By diverse deeds and documents the office bearers of Shree Hareshwar Co-operative Housing Society Limited (proposed) sold and transferred the smaller identified portions in favour of different purchasers. The respective transactions have been recorded in the revenue records and the revenue records have been bifurcated to form following hissas :--



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Area sold (Hectare= Ares)	Name of the Purchasers	Mutation Entry No.	Allotted Hissa Nos.
00 – 01.60	Mr.Sanjay Krushnaji Joshi	1421	4/3/2
00 – 02.97	Mr.Devidas and Mr.Vilas Vitthal Sidmal	1485	4/3/1/3
00 – 01.48	Mr.Govind Shankar Sidmal	1486	4/3/1/4
00 – 01.50	Mr.Tanaji Buvaso Bhosale	1495	4/3/1/5
00 – 01.50	Mr.Ramchandra Nana Bhagat	1496	4/3/1/6
00 – 01.62	Mr.AakashTukaram Satav	1515	4/3/1/7
00 – 03.24	Mr. Mashai Devasia	1532	4/3/1/8
00 – 01.50	Mr.Balasaheb Mahadeo Kate Mr.Ravindra Rambhau Kate	1533	4/3/1/9
00 – 01.50	Mr. Anthony George Salunam	1644	4/3/1/8/1
00 – 02.98	Mr.Bhagate	1647	4/3/1/9
00 – 03.00	Mr.Dinkar Narayan Gadekar, Mr.Mukund Devidas Kulkarni, Mr.Subhash Anantrao Kotankar and Mr.Vinayak Madhukar Kulkarni	1739	4/3/1/10
00 – 03.24	Smt.Vatsalabai Tukaram Zagade	1800	4/3/1/11
00 – 01.50	Mr.Chandrakant Moreshwar Gaikwad	1816	4/3/1/12
00 – 01.50	Mr.Satishchandra Shankar Talhar	1833	4/3/1/13
00 – 03.24	Smt.Nila Nishikant Pofale	1856	4/3/1/14
00 – 03.24	Mr.Shrikant Kashinath Ghodke	1857	4/3/1/15
00 – 01.50	Mr.Shrikant Nagnath Uplap	1926	4/3/1/16
00 – 01.50	Mr.Vitthal Shankar Kadam	2230	4/3/1/17



- 11] By Development Agreement and General Power of Attorney, both dated-19/05/2007 registered in the office of Sub-Registrar Haveli No.17 at Sr.No.4721/2007 and 4722/2007 respectively Mr.Vitthal Shankar Kadam granted and entrusted the development rights in respect of the land bearing Survey No.28, Hissa No.4/3/1/17 admeasuring 00 Hectares 01.50 Ares to and in favour of (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.) and (2)Mr. Sunil Harumal Adwani.

**D] ACQUISITION OF TITLE BY UTKARSHA REALTORS LLP.**

- 1] By Conveyance Deed, dated-10/03/2023(1)Smt. Ajmerkaur Kripalsingh Maan,(2) Mr.Preetamsingh Kripalsingh Maan, (3) Mr. Shyamsingh Kripalsingh Maan, (4)Mrs. Ranjitkaur Garewal nee Ms.Ranjitkaur Kripalsingh Maan, (5)Mrs. Vidyakaur Balwindersingh Siddhu nee Ms.Vidyakaur Kripalsingh Maan, (6)Mr. Ramsingh Kripalsingh Maan, (7)Mrs. Satwantkaur Sukhdevsingh Saraan nee Ms. Satwantkaur Kripalsingh Maan all represented by their power of attorney holders-(1)Shri. Hargobind Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Mr. Hargobind Hazarimal Tejwani, (2)Shri. Narsingh Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Mr.Narsingh Hazarimal Tejwani, (3)Shri. Shankar Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Mr.Shankar Hazarimal Tejwani, (4)Mr. Vishal Hargobind Tejwani, (5)Mr. Sunil Harumal Adwani, (6)Mr. Parmanand Melhumal Jhamtani, Mr.Vitthal Shankar Kadam represented by his power of attorney holders (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Mr.Hargobind Hazarimal Tejwani, (2)Mr. Sunil Harumal Adwani, for self and as Karta of his Hindu undivided family and the other members of Shri. Hargobind Hazarimal Tejwani (H.U.F.) comprising of: (1-a)Mrs. Manisha Hargobind Tejwani, (1-b) Mr. Vikas Hargobind Tejwani, (1-c)Mr. Vishal Hargobind Tejwani, (1-d)Mrs. Sonia Rajesh Pherwani nee Ms.Vimla Hargobind Tejwani, (2)Shri. Narsingh Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Mr.Narsingh Hazarimal Tejwani, for self and as Karta of his Hindu undivided family and the other members of Shri. Narsingh Hazarimal Tejwani (H.U.F.) comprising of: (2-a)Mrs.Aasha Narsingh Tejwani,



# Vaishali Vikas Nikam

ADVOCATE

(B. Com. LL. B. D.M.M.)

Resi. : Flat No. 6, Apoorvai, Sr. No. 120 A, Finjal Plot No. 545,  
Opp. P.L. Deshpande Garden, Pune-Sinhgad Road, Pune 411 030. Tel. : 020-24252076 Mobile : 9403360216

(2-b)Mr. Amit Narsingh Tejwani, (2-c) Mr. Sunny Narsingh Tejwani, (3)Shri. Shankar Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Shri. Shankar Hazarimal Tejwani, Shankar Hazarimal Tejwani (H.U.F.) comprising of: (3-a) Mrs. Manisha Shankar Tejwani, (3-b)Mr. Rohit Shankar Tejwani, (3-c)Mr. Rishi Shankar Tejwani, (4)Mr. Vishal Hargobind Tejwani, (5)Mr. Sunil Harumal Adwani (6)Mr. Parmanand Melhumal Jhamtani and (1)Shri. Hargobind Hazarimal Tejwani (H.U.F.) represented by its Karta and Manager Mr. Hargobind Hazarimal Tejwani (2)Mr. Sunil Harumal Adwani sold, transferred, conveyed and assigned the said properties to M/s. Utkarsha Realtors LLP. The said Conveyance Deed, dated-10/03/2023 has been registered in the office of Sub-Registrar Haveli No.22 at Sr. No. 5504/2023 on 11/03/2023.

2] Thereafter (1)Mr. Ramsingh Kripalsingh Maan, (2)Shri. Hargobind Hazarimal Tejwani (H.U.F.), (3)Shri. Narsingh Hazarimal Tejwani (H.U.F.), (4)Shri. Shankar Hazarimal Tejwani (H.U.F.), (5) Mr. Vishal Hargobind Tejwani, (6) Mr. Sunil Harumal Adwani and (7) Mr. Parmanand Melhumal Jhamtani entered into a Confirmation Deed, dated-10/03/2023 with Utkarsha Realtors LLP. The said Confirmation Deed, dated-10/03/2023 has been registered in the office of Sub-Registrar Haveli No.22 at Sr. No. 5507/2023 on 11/03/2023.

**E] ACQUISITION OF DEVELOPMENT RIGHTS BY THE EXCELLA:-**

1] By Development Agreement and Power of Attorney, dated-05/04/2023 M/s. Utkarsha Realtors LLP granted and entrusted the development rights of the said properties to and in favour of The Excellaa. The said Development Agreement and Power of Attorney, dated-05/04/2023 has been registered in the office of Sub-Registrar Haveli No.10 at Sr. No. 8053/2023 and 8056/2023 respectively on the same day.

**F] PUBLIC NOTICE**

The Excella has given a Certificate, dated-31/03/2023 of Adv. Kamlesh Chhajed stating that, he has published a public notice in daily news paper "Prabhat" on 16/03/2023 in



respect of the said properties and that he has not received any objection to the said public notice.

#### **G] CONCLUSION**

I have caused the search of the Index-II registers maintained in the offices of Sub-Registrar Haveli and also caused the online search on the website- [www.igrmahrashtra.gov.in](http://www.igrmahrashtra.gov.in) for the years 1994 to 2023. From the available record I state that no documents evidencing any subsisting mortgage, charge and encumbrances were found recorded. On the basis of the same and the documents mentioned hereinabove which have been given for my perusal and subject to whatsoever stated above I am of the opinion that, **M/s. Utkarsha Realtors LLP** is the owner of the properties and their title to the said properties is clean, clear and marketable which is free from any encumbrances, charges or claims and demands of whatsoever nature and that **M/s. Utkarsha Realtors LLP** have granted the development rights of the said properties to **THE EXCELLAA**.

  
**VAISHALI VIKAS NIKAM**  
**[ADVOCATE]**