

# Legal Realty LLP

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**FORMAT- A**  
(Circular No.: 28 / 2021 dated 08/03/2021)

**1. FLOW OF TITLE OF THE SAID LAND:**

**Survey No. 27/1A/14 Old Survey No. 27/1/2A admeasuring about 00H 35R:**

- 1.1 That the land at Survey No. 27/1/2A area admeasuring about 2Acre 20 Gunthe belonged to Mr. Rambhau Narayan Kumbhar prior to the year 1953.
- 1.2 That thereafter the said Mr. Rambhau Narayan Kumbhar died in the year 1957 leaving behind him Mr. Maruti Rambhau Kumbhar, Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar, Mrs. Muktabai Rambhau Kumbhar, Mr. Madhav alias Mahadev Laxman Kumbhar, Mr. Sahadem Laxman Kumbhar and Mr. Dnyandev Laxman Kumbhar as his legal heirs. In furtherance of the same the names of Mr. Maruti Rambhau Kumbhar as HUF for 8 Anna and Mr. Madhav alias Mahadev Laxman Kumbhar for 8 Anna were mutated on the 7/12 extract vide Mutation Entry No. 783.
- 1.3 That thereafter Weight and Measurement Act, 1958 & Indian Coins Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & R and therefore Survey No. 27/1A/14 admeasuring about 2 Acre 20 Guntha has been converted into 01 Hectare 01 R. That the aforesaid effect is made on the 7/12 extract vide Mutation Entry No. 1081.
- 1.4 That thereafter the said Mr. Maruti Rambhau Kumbhar died on 07.01.1991 leaving behind him Mr. Murlidhar Maruti Kumbhar, Mr. Khandu Maruti Kumbhar, Mr. Dashrath Maruti Kumbhar, Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar, Mrs. Sumanbhai Kailas Kumbhar, Mrs. Kamalabai Madhukar Yadav, Mrs. Laxmibai Maruti Kumbhar, Mrs. Laxmi Dhondiba Kumbhar and Mrs. Parwati Ganpati Kumbhar as his legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 2204.
- 1.5 That thereafter the said Mr. Dashrath Maruti Kumbhar died on 24.11.1993 leaving behind him Mr. Ashok Dashrath Kumbhar and Smt. Chhaya Dashrath Kumbhar as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2587.
- 1.6 That according to Mutation Entry No. 2889 names of Mr. Mahadev Laxman Kumbhar's brothers i.e. Mr. Sahadev Laxman Kumbhar and Mr. Dnyandev Laxman Kumbhar were mutated on the 7/12 extract.
- 1.7 That thereafter the said Mr. Madhav alias Mahadev Laxman Kumbhar, Mr. Sahadev Laxman Kumbhar and Mr. Dnyandev Laxman Kumbhar sold land admeasuring about 50.5 R out of Survey No. 27/1/2A to Mrs. Aruna Kisan Londhe, Mr. Sharad Kisan Londhe, Mrs. Ranjana Harishchandra Londhe, Master. Ajit Harishchandra Londhe through Guardian, Mrs. Ranjana Kumbhar vide Sale Deed dated 25.07.2002, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4102/2002. In furtherance of the same name their names were mutated on the 7/12 extract vide Mutation Entry No. 3529. However aforesaid Sale Deed not provided for my verification and Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar, Mrs. Muktabai Rambhau Kumbhar, Mr. Murlidhar Maruti Kumbhar, Mr. Khandu Maruti Kumbhar, Mr. Dashrath Maruti Kumbhar, Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar, Mrs. Sumanbhai Kailas Kumbhar, Mrs. Kamalabai Madhukar Yadav, Mrs. Laxmibai Maruti Kumbhar, Mrs. Laxmi Dhondiba Kumbhar Mrs. Parwati Ganpati Kumbhar Mr. Ashok Dashrath Kumbhar and Smt. Chhaya Dashrath Kumbhar are not made party to aforesaid transaction.

1.8 That thereafter the said Mrs. Laxmibai Maruti Kumbhar, Mr. Khandu Maruti Kumbhar, Mrs. Yamunabai Kisan Kumbhar, Mrs. Parubai Haribhau Nanekar, Mrs. Kamalabai Madhukar Yadav, Mrs. Laxmibai Dhondiba Kumbhar, Mrs. Parwatibai Ganpati Kumbhar, Mr. Sumanbai Kailas Kumbhar, Mr. Ashok Dasharath Kumbhar through Smt. Chhaya Dasharath Kumbhar, Mr. Datta Haribahu Kumbhar and Mr. Sunil Appa Patil sold land admeasuring about 05 R out of Survey No. 27/1/2A/1 to Mr. Chandrakant Mahadev Sapkal and Mr. Kisan Mahadev Sapkal vide Sale Deed dated 08.04.1999, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 1367/1999. In furtherance of the same names of Mr. Chandrakant Mahadev Sapkal and Mr. Kisan Mahadev Sapkal were mutated on the 7/12 extract vide Mutation Entry No. 3023. However aforesaid sale deed not provided for my verification and Mrs. Muktabai Rambhau Kumbhar, Mr. Madhav alias Mahadev Laxman Kumbhar, Mr. Sahadem Laxman Kumbhar, Mr. Dnyandev Laxman Kumbhar Mr. Murlidhar Maruti Kumbhar Smt. Chhaya Dasharath Kumbhar were not made party to aforesaid transaction.

1.9 That thereafter the said Mrs. Laxmibai Maruti Kumbhar, Mr. Murlidhar Maruti Kumbhar, Mr. Khandu Maruti Kumbhar, Mr. Ashok Dasharath Kumbhar through Smt. Chhaya Dasharath Kumbhar sold land admeasuring about 18R out of Survey No. 27/1/2A/1 to Mr. Harishchandra Babanrao Londhe vide Sale Deed dated 20.09.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4472/2000. In furtherance of the same name of Mr. Harishchandra Babanrao Londhe was mutated on the 7/12 extract vide Mutation Entry No. 3218. However aforesaid sale deed not provided for my verification and Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar, Mrs. Muktabai Rambhau Kumbhar, Mr. Madhav alias Mahadev Laxman Kumbhar, Mr. Sahadem Laxman Kumbhar, Mr. Dnyandev Laxman Kumbhar, Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar, Mrs. Sumanbai Kailas Kumbhar, Mrs. Kamalabai Madhukar Yadav, Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar and Smt. Chhaya Dasharath Kumbhar are not made party to aforesaid transaction.

1.10 That thereafter the said Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar and Mrs. Sumanbai Kailas Kumbhar confirmed the aforesaid sale deed in favour of Mr. Harishchandra Babanrao Londhe vide Consent Deed dated 07.11.2006, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 8904/2006. However aforesaid document not provided for my verification.

1.11 That thereafter the said Mrs. Kamalabai Madhukar Yadav confirmed the aforesaid Sale Deed in favour of Mr. Harishchandra Babanrao Londhe in respect of the said land Survey No. 27/1A/14 vide Consent Deed dated 10.01.2007, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 323/2007. However aforesaid document not provided for my verification.

1.12 That thereafter the said Mrs. Laxmibai Maruti Kumbhar, Mr. Murlidhar Maruti Kumbhar, Mr. Khandu Maruti Kumbhar, Mr. Ashok Dasharath Kumbhar through Smt. Chhaya Dasharath Kumbhar sold the land admeasuring about 17R out of Survey No. 27/1/2A/1 to Mr. Kisanrao Babanrao Londhe, vide Sale Deed dated 06.11.2000. In furtherance of the same name of Mr. Kisanrao Babanrao Londhe was mutated on the 7/12 extract vide Mutation Entry No. 3219. However aforesaid sale deed not provided for my verification and Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar, Mrs. Muktabai Rambhau Kumbhar, Mr. Madhav alias Kumbhar, Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar, Mrs. Sumanbai Kailas Kumbhar, Mrs. Kamalabai Madhukar Yadav, Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar and Smt. Chhaya Dasharath Kumbhar are not made party to aforesaid transaction.

1.13 That thereafter the said Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar and Mrs. Sumanbai Kailas Kumbhar confirmed the aforesaid sale deed in favour of Mr. Kisan Babanrao Londhe in respect of the said land Survey No. 27/1A/14 vide Consent Deed dated 07.11.2006, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 8905/2006. In furtherance of the same the same was mutated in the 7/12 extract vide Mutation Entry No. 4505.

1.14 That thereafter the said Mrs. Kamalabai Madhukar Yadav confirmed the aforesaid sale deed in favour of Mr. Kisan Babanrao Londhe in respect of the said land Survey No. 27/1A/14 vide Consent Deed dated 10.01.2007, which is duly registered at Serial No. 324/2007. The same was mutated in the 7/12 extract vide Mutation Entry No. 4538.

1.15 That thereafter the said Mrs. Laxmibai Maruti Kumbhar, Mr. Murlidhar Maruti Kumbhar, Mr. Khandu Maruti Kumbhar, Mr. Ashok Dasharath Kumbhar through Smt. Chhaya Dasharath Kumbhar sold land admeasuring about 10R out of Survey No. 27/1/2A/1 to Mr. Santosh Anil Mahajan vide Sale Deed dated 20.09.2000, which is duly registered in the office of Sub Registrar Mulshi, at Serial No. 4470/2000. In furtherance of the same name of Mr. Santosh Anil Mahajan was mutated on the 7/12 extract vide Mutation Entry No. 3220. However, Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar, Mrs. Muktabai Rambhau Kumbhar, Mr. Madhav alias Mahadev Laxman Kumbhar, Mr. Sahadem Laxman Kumbhar, Mr. Dnyandev Laxman Kumbhar, Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhau Nanekar, Mrs. Sumanbhai Kailas Kumbhar, Mrs. Kamalabai Madhukar Yadav, Mrs. Laxmi Dhondiba Kumbhar, Mrs. Parwati Ganpati Kumbhar and Smt. Chhaya Dasharath Kumbhar are not made party to aforesaid transaction.

1.16 That thereafter the said Mr. Santosh Anil Mahajan sold land admeasuring about 10R out of Survey no. 27/1/2A to Mr. Santosh Yanka Yadav vide the Sale Deed dated 17.02.2001, which is duly registered in the office of the Sub Registrar Mulshi at Serial no. 979/2001.

1.17 That according to Mutation Entry No. 3820 Survey No. 27/1/2A was given New Survey No. 27/1A/14.

1.18 That thereafter the said Mr. Santosh Yanka Yadav sold land admeasuring about 10R out of Survey no. 27/1/2A to Mr. Hiraman Laxman Londhe, vide the Sale Deed dated 04.09.2001, which is duly registered in the office of the Sub Registrar Mulshi at Serial no. 4852/2001. In furtherance of the same the name of Mr. Hiraman Laxman Londhe was mutated in the 7/12 extract vide the Mutation Entry No. 4252.

1.19 That thereafter the said Mr. Hiraman Laxman Londhe died on 08.01.2008 leaving behind him Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe, Mr. Dattatray Hiraman Londhe, Mrs. Sundarabai Madhukar Raskar, Mrs. Yamuna Dnyaneshwar Lokhande and Mrs. Muktabai Hiraman Londhe as his legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 4447.

1.20 That thereafter said Mrs. Sundarabai Madhukar Raskar, Mrs. Yamuna Dnyaneshwar Lokhande and Mrs. Muktabai Hiraman Londhe released share in the land at Survey No. 27/1A/14 in favour of Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe vide Release Deed dated 29.06.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6992/2011. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 5516.

1.21 That thereafter the said Mr. Kisan Baban Londhe, Mrs. Aruna Kisan Londhe, Mr. Sharad Kisan Londhe, Mrs. Shital Kisan Londhe, Mrs. Pournima Gaikwad, Mrs. Shaila Nitin Biradwade, Mr. Harishchandra Baban Londhe, Mrs. Ranjana Harishchandra Londhe, Mr. Ajit Harishchandra Londhe assigned development rights of land admeasuring about 85.50 R out of Survey No. 27/1A/14 in favour of M/s. Roshan Builders Pvt. Ltd. vide Development Agreement dated 21.11.2012 which is duly registered in the office of Sub Registrar Haveli No. 12 at Serial No. 9137/2012 and Power of Attorney 21.11.2012, which is duly registered in the office of Sub Registrar Haveli No. 12 at Serial No. 9138/2012.

1.22 That thereafter the said Mr. Kisan Baban Londhe, Mrs. Aruna Kisan Londhe, Mr. Sharad Kisan Londhe, Mr. Harishchandra Baban Londhe, Mrs. Ranjana Harishchandra Londhe, Mr. Ajit Harishchandra Londhe with consent of Mrs. Pournima Gaikwad, Mrs. Shaila alias Shaila Nitin Biradwade, Mrs. Komal Ajit Londhe, Mr. Akshay Harishchandra Londhe, Mrs. Prajwala Akshay Londhe and Mrs. Manisha Mangesh Gadade changed the area of land from area admeasuring

about 85.5 R to 20R out of Survey No. 27/1A/14 in favour of M/s. Roshan Builder Pvt Ltd. vide Supplementary Agreement dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3558/2023 and Power of Attorney dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3560/2023.

- 1.23 That in consideration of aforesaid development agreement and Supplementary Agreement the said M/s. Roshan Builder Pvt Ltd agreed to allot 76000 sq.ft in favour of aforesaid land owners.
- 1.24 That thereafter the said Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe with the consent of Mr. Sanjay Gulab Londhe, Mrs. Kavita Sanjay Londhe, Master. Yash Sanjay Londhe, Master, Sahil Sanjay Londhe, Mr. Rajendra Gulab Londhe through natural guardian Piyush, Mrs. Rohini Rajendra Londhe, Master. Kunal Rajendra Londhe, Mrs. Chaya Mahendra Raskar, Mr. Shalan Pandharinath Londhe, Mrs. Archana Santosh Londhe, Miss. Pradnya Santosh Londhe, Mr. Prem Santosh Londhe, Mr. Somnath Pandharinath Londhe, Mrs. Jyostna Somnath Londhe, Mrs. Surekha Subhash Bhujbal, Mrs. Sadhana Dattatray Londhe, Mrs. Sadhana Dattatray Londhe, Mr. Nikhil Dattatray Londhe, Miss. Nishigandha Dattatray Londhe, Mrs. Nilam Rupesh Chipade and Mrs. Neha Ranjit Hole assigned development rights of land admeasuring about 5R out of aforesaid land in favour of M/s. Roshan Builder Pvt Ltd vide Development Agreement dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3556/2023 and Power of Attorney dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3557/2023.
- 1.25 That in consideration of aforesaid development agreement the said M/s. Roshan Builder Pvt Ltd agreed to allot 1000 sq.ft carpet area in favour of aforesaid land owner.
- 1.26 That thereafter the said Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe with the consent of Mr. Sanjay Gulab Londhe, Mrs. Kavita Sanjay Londhe, Master. Yash Sanjay Londhe, Master, Sahil Sanjay Londhe, Mr. Rajendra Gulab Londhe through natural guardian Piyush, Mrs. Rohini Rajendra Londhe, Master. Kunal Rajendra Londhe, Mrs. Chaya Mahendra Raskar, Mr. Shalan Pandharinath Londhe, Mrs. Archana Santosh Londhe, Miss. Pradnya Santosh Londhe, Mr. Prem Santosh Londhe, Mr. Somnath Pandharinath Londhe, Mrs. Jyostna Somnath Londhe, Mrs. Surekha Subhash Bhujbal, Mrs. Sadhana Dattatray Londhe, Mrs. Sadhana Dattatray Londhe, Mr. Nikhil Dattatray Londhe, Miss. Nishigandha Dattatray Londhe, Mrs. Nilam Rupesh Chipade and Mrs. Neha Ranjit Hole assigned development rights of land admeasuring about 5R out of aforesaid land in favour of M/s. Roshan Builder Pvt Ltd vide Development Agreement dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3553/2023 and Power of Attorney dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3554/2023.
- 1.27 That in consideration of aforesaid development agreement the said M/s. Roshan Builder Pvt Ltd agreed to allot 1000 sq. ft. carpet area in favour of aforesaid land owner.
- 1.28 That thereafter the said Mr. Chandrakant Mahadev Sapkal and Mr. Kisan Mahadev Sapkal with the consent of Mrs. Vaishali Kisan Sapkal Mr. Mayur Kisan Sapkal, Mr. Manthan Kisan Sapkal, Mrs. Surekha Chandrakant Sapkal, Mr. Pankaj Chandrakant Sapkal and Mr. Pratik Chandrakant Sapkal assigned development rights of the land admeasuring about 5R out of Survey No. 27/1A/14 in favour of M/s. Roshan Builder Pvt Ltd. vide Development Agreement dated 12.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5429/2024 on 14.03.2024 and Power of Attorney dated 12.03.2024, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 5430/2024 on 14.03.2024.
- 1.29 That in consideration of aforesaid development agreement the said M/s. Roshan Builder Pvt Ltd agreed to allot 6720 sq. ft. saleable residential area in favour of Mr. Chandrakant Mahadev Sapkal and Mr. Kisan Mahadev Sapkal.
- 1.30 That in the aforesaid manner the said M/s. Roshan Builder Pvt Ltd acquired development rights of the land admeasuring about 35R.

**Survey No. 27/1A/15 area admeasuring 02 Hectar 2 R**

1.31 That the said land bearing Survey No. 27/2A admeasuring about 2H 70R belonged to Mr. Baban Laxman Londhe and Mr. Hiraman Laxman Londhe prior to the year 1970.

1.32 That thereafter the said Mr. Baban Laxman Londhe died on 01.07.1996 leaving behind him Mr. Kisan Baban Londhe, Mr. Harishchandra Baban Londhe, Mrs. Suman Hiraman Salunkhe, Mrs. Shakuntala Vitthal Dudhade and Mrs. Rukhmini Baban Londhe as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide the Mutation Entry No. 2459.

1.33 That according to Mutation Entry No. 3820 Survey No. 27/2A was given New Survey No. 27/1A/15.

1.34 That thereafter the said Mrs. Rukhmini alias Rakkhmbai Baban Londhe died on 28.11.2007 leaving behind her Mr. Kisan Baban Londhe, Mr. Harishchandra Baban Londhe, Mrs. Shakuntala Vitthal Dudhade and Mrs. Suman Hiraman Salunke as her legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 4456.

1.35 That thereafter said Mrs. Suman Hiraman Salunke and Mrs. Shakuntala Vithhal Dudhade released share in the at Survey No. 27/1A/15 in favour of Mr. Kisan Baban Londhe, and Mr. Harishchandra Baban Londhe vide Release Deed dated 29.06.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6991/2011. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 5456. However, aforesaid document not provided for my verification.

1.36 That thereafter the said Mr. Hiraman Laxman Londhe died on 08.01.2008 leaving behind him Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe, Mr. Dattatray Hiraman Londhe, Mrs. Sundarabai Madhukar Raskar, Mrs. Yamuna Dnyuneswar Lokhande and Mrs. Muktabai Hiraman Londhe as his legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 4447.

1.37 That thereafter said Mrs. Sundarabai Madhukar Raskar, Mrs. Yamuna Dnyuneswar Lokhande and Mrs. Muktabai Hiraman Londhe released share in the at Survey No. 27/1A/15 in favour of Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe vide Release Deed dated 29.06.2011, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 6992/2011. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 5516.

1.38 That thereafter the said Mr. Kisan Baban Londhe, Mrs. Aruna Kisan Londhe, Sharad Kisan Londhe, Shital Kisan Londhe, Mrs. Pournima Gaikwad, Mrs. Shaila Nitin Biradwade, Mr. Harishchandra Baban Londhe, Mrs. Ranjana Harishchandra Londhe, Mr. Ajit Harishchandra Londhe assigned development rights of land area admeasuring about 01 H 35 R out of Survey No. 27/1A/15 in favour of M/s. Roshan Builder Pvt Ltd. vide Development Agreement dated 21.11.2012 which is duly registered in the office of Sub Registrar Haveli No. 12 at Serial No. 9137/2012 and Power of Attorney 21.11.2012, which is duly registered in the office of Sub Registrar Haveli No. 12 at Serial No. 9138/2012.

1.39 That thereafter the said Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe with the consent of Mr. Sanjay Gulab Londhe, Mrs. Kavita Sanjay Londhe, Master. Yash Sanjay Londhe, Master, Sahil Sanjay Londhe, Mr. Rajendra Gulab Londhe, through natural guardian Piyush, Mrs. Rohini Rajendra Londhe, Master. Kunal Rajendra Londhe, Mrs. Chaya Mahendra Raskar, Mr. Shalan Pandharinath Londhe, Mrs. Archana Santosh Londhe, Miss. Pradnya Santosh Londhe, Mr. Prem Santosh Londhe, Mr. Somnath Pandharinath Londhe, Mrs. Jyostna Somnath Londhe, Mrs. Surekha Subhash Bhujbal, Mrs. Sadhana Dattatray Londhe, Mrs. Sadhana Dattatray Londhe, Mr. Nikhil Dattatray Londhe, Miss. Nishigandha Dattatray Londhe, Mrs. Nilam Rupesh Chipade and Mrs. Neha Ranjit Hole changed the area of aforesaid development agreement to 67R out of Survey No. 27/1A/15 in favour of M/s. Roshan Builder Pvt Ltd. vide Supplementary Agreement dated 10.02.2023, which is duly registered in the office

of Sub Registrar Haveli No. 3, at Serial No. 3558/2023 and Power of Attorney dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3560/2023.

- 1.40 That in consideration of aforesaid development agreement the said M/s. Roshan Builder Pvt Ltd agreed to allot 76000 sq.ft in favour of aforesaid land owners.
- 1.41 That thereafter the said Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe assigned development rights of land admeasuring about 1H 35R out of Survey No. 27/1A/15 in favour of M/s. Roshan Builder Pvt Ltd vide Development Agreement dated 27.03.2012, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3531/2012 and Power of Attorney dated 27.03.2012, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3532/2012 read with Supplementary Agreement dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3563/2023 and Power of Attorney dated 10.02.2023, which is duly registered in the office of Sub Registrar Haveli No. 3, at Serial No. 3564/2023.
- 1.42 That in consideration of aforesaid development agreement the said M/s. Roshan Builder Pvt Ltd agreed to allot 99750 sq.ft in favour of aforesaid land owners.
- 1.43 That in the aforesaid manner the said M/s. Roshan Builder Pvt Ltd acquired development rights of the said land.

## 2. OTHER TRANSACTIONS:

- 2.1 That thereafter the said Mr. Khandu Maruti Kumbhar died on 08.02.2001 leaving behind him Smt. Sumanbai Khandu Kumbhar, Mr. Murlidhar Maruti Kumbhar, Smt. Chhaya Dashrath Kumbhar, Mr. Ashok Dasharath Kumbhar, Mrs. Yamuna Vinayak Kumbhar, Mrs. Parubai Haribhai Nanekar, Mrs. Sumanbai Kailas Kumbhar, Mrs. Kamalabai Madhukar Yadav as his legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 3693.
- 2.2 That thereafter the said Mrs. Parvatibai Ganpat Kumbhar died on 15.06.2005 leaving behind her Mr. Sambhaji Ganpat Kumbhar and Mrs. Vimal Dattatray Gore as her legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 4605.
- 2.3 That thereafter the said Smt. Laxmibai Dhondiba Kumbhar died on 10.07.1999 leaving behind her Mr. Shankar Dhondiba Kumbhar, Mrs. Tarabai Kashinath Kumbhar, Mrs. Vatsala Sadashiv Kumbhar and Mrs. Manda Balasaheb Chandekar as her legal heirs. In furtherance of the same their names were mutated in the 7/12 extract vide the Mutation Entry No. 4622.
- 2.4 That thereafter as per the Order no. 02/208 THATHAWADE/402, dated 05.05.2009 passed by the Hon'ble Land Acquisition Special Officer that for the purposes of 45 Mtrs Road Widening some area through the lands from Thergoan to Tathawade is required and hence 1067 Sq. mtrs of area is acquired for the Road Widening. In furtherance of the same the said charge was kept in the other rights column of the said 7/12 extract vide the Mutation Entry No. 4797.

## 3. POSSESSION:

It appears from the documentary records that to Mr. Kisan Baban Londhe, Mrs. Aruna Kisan Londhe, Mr. Sharad Kisan Londhe, Mr. Harishchandra Baban Londhe, Mrs. Ranjana Harishchandra Londhe, Mr. Ajit Harishchandra Londhe, Mr. Gulab Hiraman Londhe, Mr. Pandharinath Hiraman Londhe and Mr. Dattatray Hiraman Londhe, Mr. Chandrakant Mahadev Sapkal and Mr. Kisan Mahadev Sapkal, are having true and legal possession of the said property and Present Developer i.e. M/s. Roshan Builders Pvt. Ltd. is having License possession for the purpose of Development of the said property.

4. **SANCTION PLAN:**

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 19.03.2024, bearing no. BP./TATHAWADE/23/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. **LITIGATION: NIL**

As per the Encumbrance Certificate provided by the Promoter there are no litigations pending on the project land.

6. **ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Roshan Builders Pvt. Ltd. has acquired development rights of land admeasuring about 35R out of Survey No. 27/1A/14 i.e old Survey No. 27/1/2A total area admeasuring about 01H 01R and land admeasuring about 02H 02 R out of Survey No. 27/1A/15 i.e old Survey No. 27/2A total area admeasuring about 02H 70R i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 05.04.2024.



*Dinesh Ghadge*  
DINESH GHADGE  
Advocate  
For Legal Realty LLP



**CHALLAN**  
**MTR Form Number-6**



GRN	MH000287636202425E	BARCODE			Date 05/04/2024-17:47:34	Form ID	
Department Inspector General Of Registration			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name	MLS2_MULSHI 2 SUB REGISTRAR		Full Name		LEGAL REALTY LLP		
Location	PUNE						
Year	2024-2025 One Time		Flat/Block No.		SURVEY NO. 27		
Account Head Details		Amount In Rs.					
0030072201 SEARCH FEE		750.00	Road/Street		TATHAWADE		
			Area/Locality		MULSHI PUNE		
			Town/City/District				
			PIN				
			Remarks (If Any)		SEARCH FOR 30 YEARS		
			Amount In		Seven Hundred Fifty Rupees Only		
					Words		
Total			750.00				
Payment Details			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024040513909	740371183	
Cheque/DD No.			Bank Date	RBI Date	05/04/2024-17:49:10	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		
Department ID							

Department ID : **Mobile No. : 0000000000**  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
**દાદર ચાલન "ટેલિ ઑફ પેમેન્ટ" ગારે ગાંગુદ કારણાસાઠે લાગુ આછे. ઇતર કારણાસાઠે કિંબા લોંગાંની ન કરાવાચ્છા દર્શાવાસાઠે લાગુ લાગે.**