

HARSHALATA M. PATIL

ADVOCATE

OFFICE : District Court, Lady Bar Room,

Shivaji Nagar District Court, Pune 411011

Mob. No. 9130257197

Ref.1/Iris/2024

Date 06/01/2024

FORMAT - A

(Circular No. 28/2021 dt 8.3.2021)

To,

MAHARERA

BKC, MUMBAI

MAHARASHTRA.

LEGAL TITLE REPORT

SUBJECT – Tile Clearance Certificate with respect to an undivided area admeasuring 1429 Sq., Mtrs. out of an entire sanctioned building plot area admeasuring 5000 Sq., mtrs. from and out of larger land bearing new Survey No. 52/2, old survey No. 52/4, C.T.S. No. 1938/2 totally admeasuring 11800 Sq., Mtrs. situated at Village Mundhwa, Taluka Pune City, District Pune within the local limits of Pune Municipal Corporation and within the Jurisdiction of

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Joint Sub Registrar Haveli 1 to 28, Dist.- Pune and bounded as follows:

On or towards East : Proposed B building of same project

On or towards South: Survey No 52 Hissa No 3

On or towards West: Survey No 52 Hissa No 2 and 4 (Part)

On or towards North: Survey No 52 Hissa 1

Together with easement, appurtenances, pathways, ingress, egress, incidental and other ancillary rights thereto. (herein after referred as the "said property").

1. Documents relied upon:-

I. Copies of 7/12

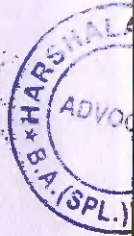
II. Copies of Mutation Entries

III. A Copy of Sale Deed executed and registered at Sr. No. 6111/1995 dated 21.07.1995

IV. A Copy of Sale Deed executed and registered at Sr. No. 6142/1995 dated 24.07.1995

V. A Copy of Sale Deed executed and registered at Sr. No. 6205/1995 dated 24.07.1995

VI. A Copy of Sale Deed executed and registered at Sr. No. 6179/1995 dated 25.07.1995



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- VII.A Copy of Sale Deed executed and registered at Sr.
No. 6269/1995 dated 28.07.1995
- VIII. A Copy of Sale Deed executed and registered at Sr.
No. 6288/1995 dated 29.07.1995
- IX. A Copy of Sale Deed executed and registered at Sr.
No. 3986/1996 dated 17.06.1996
- X. A Copy of Sale Deed executed and registered at Sr.
No. 903/1997 dated 30.12.1997
- XI. A Copy of Sale Deed executed and registered at Sr.
No. 1363/2007 dated 21.02.2007
- XII.A Copy of Sale Deed executed and registered at Sr.
No. 690/2007 dated 23.01.2007
- XIII. A Copy of Sale Deed executed and registered at Sr.
No. 3173/2007 dated 24.04.2007
- XIV. A Copy of Sale Deed executed and registered at Sr.
No. 692/2007 dated 23.01.2007
- XV. A copy of Re-conveyance/Release Deed executed
and registered at Sr. No. 2305/2019 dated
13.02.2019
- XVI. A copy of Re-conveyance/Release Deed executed
and registered at Sr. No. 2306/2019 dated
13.02.2019

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XVII. A Copy of Sale Deed executed and registered at Sr.
No. 2871/2020 dated 18.03.2020

XVIII. A Copy of Sale Deed executed and registered
at Sr. No. 2873/2020 dated 18.03.2020

XIX. A Copy of Sale Deed executed and registered at Sr.
No. 2875/2020 dated 18.03.2020

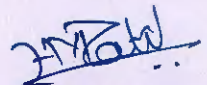
XX. Search of last 30 (thirty) years on the Website of
IGR Maharashtra regarding said property.

2. By perusing all the available records and documents, which I found and made available to me, I am of the opinion that M/S. Anandtara Infrastructure a partnership firm through its partners, Mr. Pravin Prataprao Gaikwad, Mr. Suhas Ashokrao Gaikwad, Mr. Rajkiran Vijayrao Gaikwad and Mr. Vishwajit Vasantrao Gaikwad, are in legal possession and occupation of the said property as the present owners of the said land and their title is clean, clear and marketable and free from reasonable doubts and encumbrances.

3. The report reflecting the flow of the title is enclosed herewith as annexure.

Encl : Annexure

Date 06/01/2024


Advocate
(ADV. H.M. PATIL)



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(Circular No. 28/2021 dt. 8.3.2021)

FLOW OF THE TITLE OF THE SAID PLOT

For the purpose of mentioning flow of the title of land which is described as below I have stated list of documents upon which I have relied and same are mentioned as follows :-

I. Description of the land :-

All that piece and parcel of an area admeasuring “50 Ares i.e. 5000 Sq., Mtrs.” from and out of larger land bearing S.No. 52 Hissa No. 2 Corresponding CTS No. 1938/2 totally admeasuring 11800 Sq.Mtrs. situated at Village Keshavnagar (Mundhwa), Taluka Haveli , District Pune being and lying within the local limits of PMC, and within the Jurisdiction of Joint Sub Registrar Haveli 1 to 28, Dist.- Pune and bounded as follows:

On or towards East : Nala

On or towards South : Survey No 52 Hissa No 3

On or towards West : Survey No 52 Hissa No 2 and 4 (Part)

On or towards North : Survey No 52 Hissa 1

Which is herein after referred as “entire property”.



ALL THAT PIECE AND PARCEL OF AN AREA
admeasuring "1802.19 Sq., Mtrs." from and out of above
mentioned entire property situates at Village Keshavnagar
(Mundhwa), Taluka Pune City, District Pune being and lying
within the local limits of PMC, and within the Jurisdiction of Joint
Sub Registrar Haveli 1 to 28, Dist.- Pune and bounded as follows:

On or towards East : By S. No. 52/2 (part)

On or towards South : By S.No. 52/5

On or towards West : By S.No. 52/2

On or towards North : By S.No. 52 and 54

Which is herein after referred as **"said property"**.

Including all present and future F.S.I./T.D.R. if any along with
right of road in the said Property. Together with easement,
appurtenances, pathways, ingress, egress, incidental and other
ancillary rights thereto.

(Herein after referred as the "said property")

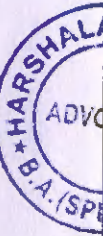
II. List of documents relied upon :-

I. Copies of 7/12

II. Copies of Mutation Entries

III. A Copy of Sale Deed executed and registered at Sr.

No. 6111/1995 dated 21.07.1995



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- IV. A Copy of Sale Deed executed and registered at Sr.
No. 6142/1995 dated 24.07.1995
- V. A Copy of Sale Deed executed and registered at Sr.
No. 6205/1995 dated 24.07.1995
- VI. A Copy of Sale Deed executed and registered at Sr.
No. 6179/1995 dated 25.07.1995
- VII. A Copy of Sale Deed executed and registered at Sr.
No. 6269/1995 dated 28.07.1995
- VIII. A Copy of Sale Deed executed and registered at Sr.
No. 6288/1995 dated 29.07.1995
- IX. A Copy of Sale Deed executed and registered at Sr.
No. 3986/1996 dated 17.06.1996
- X. A Copy of Sale Deed executed and registered at Sr.
No. 903/1997 dated 30.12.1997
- XI. A Copy of Sale Deed executed and registered at Sr.
No. 1363/2007 dated 21.02.2007
- XII. A Copy of Sale Deed executed and registered at Sr.
No. 690/2007 dated 23.01.2007
- XIII. A Copy of Sale Deed executed and registered at Sr.
No. 3173/2007 dated 24.04.2007
- XIV. A Copy of Sale Deed executed and registered at Sr.
No. 692/2007 dated 23.01.2007

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- XV. A copy of Re-conveyance/Release Deed executed and registered at Sr. No. 2305/2019 dated 13.02.2019
- XVI. A copy of Re-conveyance/Release Deed executed and registered at Sr. No. 2306/2019 dated 13.02.2019
- XVII. A Copy of Sale Deed executed and registered at Sr. No. 2871/2020 dated 18.03.2020
- XVIII. A Copy of Sale Deed executed and registered at Sr. No. 2873/2020 dated 18.03.2020
- XIX. A Copy of Sale Deed executed and registered at Sr. No. 2875/2020 dated 18.03.2020
- XX. Search of last 30 (thirty) years on the Website of IGR Maharashtra regarding said property.

III. History of flow of the Title :-

➤ HISTORY OF PREDECESSORS IN TITLE :-

1. It is revealed from the record that, in the year 1943-44 the land bearing S.No. 52 Hissa No. 4 totally admeasuring 2 Acres and 37 Gunthas belonged to Mr. Anandrao Jaywantrao Gaikwad. Mutation Entry to this effect bears No. 1458 dated 28/01/1946.



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2. It is revealed from the record that, one Mr. Babu Rangu Burade is the protective tenant of said S.No. 52/4. Accordingly name of Babu Rangu Burade entered to record of rights by Mutation entry no. 1606 dated 28/04/1949.
3. It is revealed from the record that, according to order passed by Civil Judge Senior Division, Pune in RCS No. 32/59 dated 30/11/1959 name of Anandrao Jaywantrao Gaikwad was deleted from record of rights of said S.No. 52/4 and name of Mr. Ramchandra Rangu Burade was entered to record of rights of said S.No. 52/4 by Mutation entry no. 2149 dated 16/04/1960.
4. It is revealed from the record that, upon application of Mr. Krushna Bhiku Rasane and Mr. Babu Rangu Burade that their names were entered to record of rights as 'Hollow' hence names of Mr. Krushna Bhiku Rasane and Mr. Babu Rangu Burade deleted from record of rights of said S.No. 52/4 by Mutation entry no. 2505 dated 03/02/1966.
5. It is revealed from the record that, upon application of Mr. Ramchandra Rangu Burde name of Sopana Rangu Burde was deleted from record of rights of said S.No. 52/4 since said entry is 'Hollow' by Mutation entry no. 2506 dated 03/02/1966.
6. It is revealed from the record that, owner Mr. Ramchandra Rangu Burde taken 'Tagai' of Rs.4000/- for electric motor and pipe line by Mutation entry no. 2535 dated 13/04/1966.

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The said Mr. Ramchandra Rangu Burde had repaid the entire loan amount taken as 'Tagai' and the charge was discharged and recorded vide Mutation entry no. 3796 dated 04/06/1982 vide the order of the Hon'ble Tahsildar bearing No. 347/82 dated 27.06.1982.

7. It is revealed from the record that, owner Mr. Ramchandra Rangu Burde taken loan of Rs. 2600/- from Mundhwa Co.Op. Society. Accordingly name of Mundhwa Co.Op. Society was entered to other rights column of the said S.No. 52/4 vide Mutation Entry No. 2633 dated 15.10.1966.
8. The said Mr. Ramchandra Rangu Burde had repaid the entire loan amount to Mundhwa Co.Op. Credit Society. Accordingly name of Mundhwa Co.Op. Credit Society was deleted from record of the rights of the S.No. 52/4 by Mutation entry no. 3171 dated 24.04.1972.
9. It is revealed from the record that, the Weight and Measures Act 1958 and the Indian Coinage Act, 1955 came into force. These acts did not affect the titler of the said owners to the said land. The only result was that the area of the land which was earlier shown in Acre-Guntha was now converted and shown in Hectare-Are. Thus the aforesaid land admeasuring 02 Acre 37 Gunthas ,after conversion was shown as 01 Hectare – 18 Ares and it was assessed

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at Rs. 08-75 Ps. The mutation to this effect was carried out vide Mutation entry no. 3083 dated 30.01.1971.

10. It is revealed from the record that, Mr. Ramchandra Rangu Burde had obtained loan of Rs. 1700/- on 24/04/1972 from Mundhwa Co-operative Society Ltd. is recorded vide Mutation Entry No. 3188 in the right column of the Village 7/12 Extract.

11. It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde sold, transferred and conveyed 10 Ares of the said property to Iftikhar A. Jaafri vide sale deed dated 21/07/1995 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 6111/1995. Since then Iftikhar A. Jaafri is owned and entitled to and possessed with the said land adm. 10 Ares as seen and recorded vide mutation entry no. 5286.

12. It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde sold, transferred and conveyed 10 Ares of the remaining property to Imtiaz A. Jaafri vide sale deed dated 24/07/1995 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 6142/1995. Since then Imtiaz A. Jaafri is owned and entitled

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to and possessed with the said land adm. 10 Ares as seen and recorded vide mutation entry no. 5287.

13.It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde sold, transferred and conveyed 10 Ares of the remaining property to Mr.Ashok Waghujji Pawar vide sale deed dated 26/07/1995 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 6205/1995. Since then Mr. Ashok Waghujji Pawar is owned and entitled to and possessed with the said land adm. 10 Ares as seen and recorded vide mutation entry no. 5289.

14.It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde sold, transferred and conveyed 10 Ares of the remaining property to Ms. Preeti Patel vide sale deed dated 25/07/1995 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 6179/1995. Since then Ms. Preeti Patel is owned and entitled to and possessed with the said land admeasuring 10 Ares as seen and recorded vide mutation entry no. 5285.

15.It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr.

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Gulab Ramchandra Burde sold, transferred and conveyed 10 Ares of the remaining property to Mr. Prakash Oswal vide sale deed dated 28/07/1995 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 6269/1995. Since then Mr. Prakash Oswal is owned and entitled to and possessed with the said land admeasuring 10 Ares as seen and recorded vide mutation entry no. 5288.

16.It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde sold, transferred and conveyed 10 Ares of the remaining property to Mr. Kantilal Oswal vide sale deed dated 29/07/1995 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 6288/1995. Since then Mr. Kantilal Oswal is owned and entitled to and possessed with the said land admeasuring 10 Ares as seen and recorded vide mutation entry no. 5284.

17.It is revealed from the record that, Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde as the consenting parties leased a part of the remaining land admeasuring 50 ares to Vishal Prakash Oswal, Lata Prakash Oswal, Dil Bahadur Khatri, Abdul Kadir Jaffri and Sayyed Mohammed Meervakil vide Lease Deed dated 17/06/1996 registered at office of the Sub Registrar Haveli No. 3 at Sr. no. 3986/1996. Since then the names of Vishal Prakash

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Oswal, Lata Prakash Oswal, Dil Bahadur Khatri, Abdul Kadir Jaffri and Sayyed Mohammed Meervakil are recorded in the other rights column of the village 7/12 for land admeasuring 50 Ares as seen and recorded vide mutation entry no. 5282.

18. It is revealed from the record that, Mr. Ramchandra Rangu Burde had a land admeasuring 00H 58 Ares in his possession, out of which a house was built on 00 H 0.08 Ares. Thereafter Mr. Ramchandra Rangu Burde along with his sons, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde sold, transferred and conveyed the remaining 50 Ares (having leasehold rights) to Smt. Sidhika Yawari, Mr. Prakshkumar M. Oswal, Mr. R.M. Oswal, Mr. Nandu Laxman Chawadke and Mr. Kisan Chawadke vide sale deed dated 30/12/1996 registered at office of sub registrar Haveli No.3 at Sr.No. 903/1997. Since then Smt. Sidhika Yawari and others are owned and entitled to and possessed with the said land admeasuring 50 Ares as seen and recorded vide mutation entry no. 5495.

19. It is revealed from the record that, Mr. Ramchandra Rangu Burde expired intestate on 03/09/2002 leaving behind him his heirs namely, Mr. Mahadev Ramchandra Burde, (son) Mr. Govind Ramchandra Burde, (son) Mr. Dharamdas Ramchandra Burde (son), Mr. Gulab Ramchandra Burde (son) and Mrs. Shantabai Pandurang Girme (Daughter). From the heirs as aforesaid Mrs.



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Shantabai Pandurang Girme executed a release deed bearing No. 5791/2002 dated 15/11/2002 in favour of all her brothers. Accordingly names of Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharamdas Ramchandra Burde and Mr. Gulab Ramchandra Burde were entered to record of rights vide mutation entry no. 7842.

20. It is revealed from the record that, vide the order of the Tehsildar, Pune bearing No. RTS 7/12/SANGANA/1438/04 Pune dated 21.10.2004 old S.No. 52/4 came to be recorded as New S.No. 52/2 as seen and recorded vide Mutation Entry No. 8220.

21. It is revealed from the record that, by an Agreement to Development dated 08.10.2004 and Registered in the office of the sub registrar, Haveli 3 at Sr.No. 6330/2004 Mr. Ashok Pawar entrusted the Development rights of the property belonging to him (i.e. 10 Ares) to Mr. Chandrkant Patel. Thereafter Mr. Ashok Pawar as vendor sold and Mr. Chandrkant Patel as consenting party assigned all his rights under the said development to Lunkad Co-Operative Housing Society, a society registered under the Maharashtra Co-operative Societies Act, 1960 under No. PNA/PNA(2)/HSG(TO)/1168/2006-7 dated 07-09-2006 through its chairman, Mr. Kantilal L.Lunkad vide Sale Deed dated 21.02.2007, registered at office Sub registered at Haveli 10 at Sr. No. 1363/2007. Since then name of Lunkad Co-operative Housing Society through Chairman Mr. Kantilal Lunkad is seen and

recorded as Owner and holder of the said land admeasuring 10 Ares as seen and recorded vide mutation entry no. 9071.

22.It is revealed from the record that, Smt. Sidhika Yawari, Mr. Nandu Laxman Chawadke and Mr. Kisan Chawadke as vendors and Vishal Prakash Oswal ,Lata Prakash Oswal,Dil Bahadur Khatri, Abdul Kadir Jaffri and Sayyad Mohammed Meervakil as consenting parties sold, transferred and conveyed their portion in the said land admeasuring 19 Ares 3 Ares, and 3 Ares respectively to Lunkad Co-Operative Housing Society ,a society registered under the Maharashtra Co -operative Societies Act, 1960 under No. PNA/PNA(2)/HSG(TO)/1168/2006-7 dated 07-09-2006 through its chairman , Mr. Kantilal Lunkad vide Sale Deed dated 23.01.2007, registered at office Sub registered at Haveli 10 at Sr.No. 690/2007.

23.It is revealed from the record that vide aforesaid Sale deed, the lease holders of the said land , Vishal Prakash Oswal ,Lata Prakash Oswal,Dil Bahadur Khatri, Abdul Kadir jaffri and Sayyad Mohammed Meervakil also agreed to assign all their leasehold rights as the consenting parties, in respect of the said land obtained by them under the lease deed 16.06.1996 to Lunkad Co-Operative Housing Society. Since then name of Lunkad Co-operative Housing Society through Chairman Mr. Kantilal Lunkad is seen and recorded as Owner and holder of the said land admeasuring 25 Ares as seen and recorded vide mutation entry no. 9072.



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24. It is revealed from the record that, Ms. Preeti Patel sold, transferred and conveyed her portion in the said land admeasuring 10 Ares to Lunkad Co-Operative Housing Society, a society registered under the Maharashtra Co-operative Societies Act, 1960 under No. PNA/PNA(2)/HSG(TO)/1168/2006-7 dated 07-09-2006 through its chairman, Mr. Kantilal L. Lunkad vide Sale Deed dated 25.04.2007, registered at office Sub registered at Haveli 10 at Sr.No. 3173/2007. Since then name of Lunkad Co-operative Housing Society through Chairman Mr. Kantilal Lunkad is seen and recorded as Owner and holder of the said land admeasuring 10 Ares as seen and recorded vide mutation entry no. 9205.

25. It is revealed from the record that, Iftikhar A. Jaafri and Imtiaz A. Jaafri sold, transferred and conveyed her portion in the said land admeasuring 20 Ares to Ms. Shruti Pravin Lunkad and Ms. Aroona Pravin Lunkad vide Sale Deed dated 23.01.2007, registered at office Sub registered at Haveli 10 at Sr.No. 692/2007. Since then name of Ms. Shruti Pravin Lunkad and Ms. Aroona Pravin Lunkad are seen and recorded as Owner and holder of the said land admeasuring 20 Ares as seen and recorded vide mutation entry no. 9070.

26. It is revealed from the record that, Lunkad Co-operative Housing Society thereafter executed a simple mortgage Deed dated 07.12.2013 and registered at s.no. 13487/2013 at the office of the Joint Sub Registrar at Haveli 10, in respect of the said land

admeasuring 45 Ares ,and other lands as mentioned therein, for Rs.5,00,00,000/- (Rupees Five Crores Only) in favour of Bhaichand Hirachand Raisonni Multi State Co.Op.Credit Society Ltd. , as seen and recorded vide mutation entry no. 12449.

27.It is revealed from the record that, Lunkad Co-operative Housing Society thereafter executed a simple mortgage Deed dated 07.12.2013 and registered at s.no. 13486/2013 at the office of the Joint Sub Registrar at Haveli 10, in respect of the said land admeasuring 45 Ares ,and other lands as mentioned therein, for Rs. 10,00,00,000/- (Rupees Ten Crores Only) in favour of Bhaichand Hirachand Raisonni Multi State Co.Op. Credit Society Ltd., as seen and recorded vide mutation entry no. 12450.

28.It is revealed from the record that, Lunkad Co-operative Housing Society thereafter repaid the loan amount Rs. 5,00,00,000/- (Rupees Five Crores Only) with interest amount to Bhaichand Hirachand Raisonni Multi State Co.Op. Credit Society Ltd. and they are executed a Re-conveyance /Release Deed dated 13.02.2019 and registered at s.no. 2305/2019 at the office of the Joint Sub Registrar at Haveli 11, in respect of the said land admeasuring 45 Ares ,and other lands as mentioned therein, as seen and recorded vide mutation entry no. 842.

MP 29.It is revealed from the record that, Lunkad Co-operative Housing Society thereafter repaid the loan amount Rs. 10,00,00,000/-

(Rupees Ten Crores Only) with interest amount to Bhaichand Hirachand Raisonni Multi State Co.Op. Credit Society Ltd. and they are executed a Re-conveyance /Release Deed dated 13.02.2019 and registered at s.no. 2306/2019 at the office of the Joint Sub Registrar at Haveli 11, in favour of Bhaichand Hirachand Raisonni Multi State Co.Op. Credit Society Ltd., as seen and recorded vide mutation entry no. 843.

30.It is revealed from the record that, Lunkad Co-operative Housing Society through its chairman Mr. Rahul Bagchand Dagliya have sold, transferred and conveyed their said area admeasuring 20 Ares to M/S. Anandtara Infrastructure a partnership firm through it's partners, Mr. Pravin Prataprao Gaikwad, Mr. Suhas Ashokrao Gaikwad, Mr. Rajkiran Vijayrao Gaikwad and Mr. Vishwajit Vasantrya Gaikwad, the Sale Deed which have been executed and **registered on 18.03.2020 at sr. no. 2875/2020 in the office of sub registered Haveli No.3**, as seen and recorded vide mutation entry no. 844

31.It is revealed from the record that, Prakash M. Oswal have sold, transferred and conveyed his portion in the said land admeasuring 10 Ares to M/s. Anandtara Infrastructure a partnership firm through it's partners, Mr. Pravin Prataprao Gaikwad, Mr. Suhas Ashokrao Gaikwad, Mr. Rajkiran Vijayrao Gaikwad and Mr. Vishwajit Vasantrya Gaikwad, the Sale Deed which have been executed and **registered on 18.03.2020 at sr. no. 2871/2020 in the**

office of sub registered Haveli No.3, as seen and recorded vide mutation entry no.874.

32.It is revealed from the record that, Shruti Pravin Lunkad and Aroona Pravin Lunkad have sold, transferred and conveyed his portion in the said land admeasuring 20 Ares to M/S. Anandtara Infrastructure a partnership firm through it's partners, ,Mr. Pravin Prataprao Gaikwad, Mr. Suhas Ashokrao Gaikwad, Mr. Rajkiran Vijayrao Gaikwad and Mr. Vishwajit Vasantrao Gaikwad, the Sale Deed which have been executed and **registered on 18.03.2020 at sr. no. 2873/2020 in the office of sub registered Haveli No.3**, as seen and recorded vide mutation entry no.875.

33.As per above mentioned flow of title my clients Viz. Anandtara Infrastructure are holding clear and marketable title to the said property of 50 (fifty) Ares i.e. 5000 Sq.,mtrs., which is described as above and have decided to develop portion of an area admeasuring **1802.19 Sq.,Mtrs. as phase I** out of the said entire property and accordingly have got sanctioned layout and building plans. It goes without mention that **the title of M/s. Anandtara Infrastructure to the said property admeasuring 1802.19 Sq., mtrs. is free, clear and marketable.**

 IV. Demarcation :-



The Demarcation of the said property is done vide demarcation No. 6082/2020 from the government office of land record, Pune on 10/08/2020.

V. Zone Certificate and Zoning Demarcation :-

The said owners Viz. Anandtara Infrastructure have obtained zone certificate bearing outward No. DPO/zone 4/169/ date 16/04/2018 and Zoning Demarcation No. Zone4/1484 dated 30/12/2020 as per said Zone Certificate said S. No. 52 falls under 'R' Zone and certain parts reserved for Nala Garden, 24 Mtr DP road and primary school reservation.

VI. Commencement Certificate :-

I have perused a copy of a Commencement Certificate bearing No. CC/2475/2024 dated 03/01/2024 for the said property.

VII. Sanctioned building plan :-

I have perused the copy of sanctioned building plan dated 03/01/2024 approved under said commencement certificate No. CC/2475/2024 dated 03/01/2024 for the said property.

VIII. Search :-

I have caused the search of the available, unmutilated and relevant Index II record in the offices of the concerned Sub-registrar and on the Website of Department of Registration and Stamps Government of Maharashtra for the relevant period of

the past Thirty years in respect of the above captioned said land. In search of the said Index II record has not disclosed any outstanding encumbrances on or in respect of the above captioned said property or any entry adverse to the title of the said owners of to the development right held by my client over the said property.

IX. GENERAL

- i. The client has represented to me that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned property as on the date except the revenue record on the date of issuance of this report and I have relied upon the same.
- ii. The report is based on the review of Photocopies of documents, certified copies of record of rights as mentioned above and made available for our perusal and also on the information furnished and representations made by the client.
- iii. I have not verified and expressed no view pertaining to the construction of housing project, sell of units/flats in such housing project.
- iv. I have assumed the legal capacity of all natural persons, genuineness of all signatures of the

concerned parties on the provided documents and its authenticity.

- v. I have assumed that all old mutation entries of the latest 7/12 extract are reflecting on the latest 7/12 extract.
- vi. I have assumed the accuracy and completeness of all factual representation made in the documents.

X. CONCLUSION :

ON THE BASIS OF ABOVE AND BY perusing all the available records and documents, which I found and made available to me, I am of the opinion that M/S. Anandtara Infrastructure a partnership firm through it's partners, Mr. Pravin Prataprao Gaikwad, Mr. Suhas Ashokrao Gaikwad, Mr. Rajkiran Vijayrao Gaikwad and Mr. Vishwajit Vasantrao Gaikwad, are in legal possession and occupation of the said property and the title of Anandtara Infrastructure to the said property is clean, clear and marketable and free from reasonable doubts and encumbrances.

Pune

Date:- 06/01/2024

Harshalata M. Patil

Advocate



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