



# **AMIT . A. CHOUDHARY**

## **ADVOCATE**

**Residence :-**

Bungalow No. A-3/1, Twenty Top  
Duplex Bungalow Apartment, Sector No. 6,  
Plot No. 9, Opp. Bhondwe Towers,  
Moshi PCNTDA, Pune - 412105.  
Mobile No :- 9921200786.

**Office :-**

Office No:- 23,24,25  
"Sukhwani Chambers"  
II<sup>nd</sup> Floor, Station Road,  
Pimpri, Pune - 411 018.  
Phone No. :- 020-66301835.

### **FORMAT - A** **(Circular No. :- 28/2021)**

To

Hon'ble MahaRERA Authority.  
At :- 6th & 7th Floor, Housefin Bhavan,  
Plot No. C-21, E Block, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400051.

### **LEGAL TITLE REPORT**

Subject :-	Title clearance Certificate with respect of Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring of 00 H. 71.74 Ares i.e. 7174 Sq. Mtrs., situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.
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I have investigated the title of the said plot on the request of M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" and following documents i.e. :-

#### **1) Description of the Property :-**

Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring of 00 H. 71.74 Ares i.e. 7174 Sq. Mtrs., situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad



Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

**2) The Document of allotment of Plot :-**

<b>Sr. No .</b>	<b>Description of Document</b>
1)	Sale Deed dated 03/11/2023.
2)	Power of Attorney dated 03/11/2023.

3) 7/12 extract issued by The Hon'ble Talathi, Wadmukhwadi, Pune and Mutation Entry No. 5609, 8714, 1, 724, 2281, 7674, 7814, 7848.

4) Search Report for 30 Years from 1994 till 2024.

On perusal of the above mentioned documents and all other relevant documents which is provided by M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani to me, that relating to title of the said Property I am of the opinion that the title of M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" is clear, marketable and without any encumbrances subject to the existing provision of law.

<b>Owners of the Land</b>	<b>Property No.</b>
M/s. Vision Creative Enterprise LLP. A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani	Survey No. 143/1

The report reflecting the flow of the title of the M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" on the said land is enclosed herewith as annexure.

Place :- Pimpri, Pune.

Date :- 25/05/2024.



**AMIT ASHOK CHOUDHARY  
ADVOCATE**



***AMIT . A. CHOUDHARY***  
**ADVOCATE**

*Residence :-*

Bungalow No. A-3/1, Twenty Top  
Duplex Bungalow Apartment, Sector No. 6,  
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Phone No. :- 020-66301835.

**FORMAT – A**  
**(Circular No. :- 28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND**

<b>Sr. No.</b>	<b>Particular</b>
1)	7/12 Extract of Property bearing Survey No. 143/1.
2)	Mutation Entry No. 5609, 8714, 1, 724, 2281, 7674, 7814, 7848.
3)	Search Report for 30 Years from 1994 till 2024 taken from Sub-Registrar Office at Pune.
4)	Any Other relevant Document on my perusal :- a) Sale Deed. b) Power of Attorney.

Place :- Pimpri, Pune.

Date :- 25/05/2024.



**AMIT ASHOK CHOUDHARY**  
**ADVOCATE**



CHALLAN  
MTR Form Number-6



GRN	MH002551699202425P	BARCODE			Date	25/05/2024-23:14:53		Form ID			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	Adv Amit A Choudhary						
Location	PUNE										
Year	2024-2025 One Time			Flat/Block No.							
Account Head Details		Amount In Rs.		Premises/Building							
0030072201	SEARCH FEE		750.00	Road/Street	Pimpri						
				Area/Locality	Pune						
				Town/City/District							
				PIN		4	1	1	0	1	8
				Remarks (If Any)	SEARCH OF 30 YRS FOR S NO 143 H NO 1 AREA 7174 SQ MTRS AT WADMUKHWADI TAL HAVELI DIST PUNE						
				Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00	Words							
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	10000502024052505056		3396233026340			
Cheque/DD No.				Bank Date	RBI Date	25/05/2024-23:15:30		Not Verified with RBI			
Name of Bank				Bank-Branch	SBIEPAY PAYMENT GATEWAY						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 9921200786

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

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





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Pimpri, Pune - 411 018.  
Phone No. :- 020-66301835.

Date :- 25/05/2024.

**SEARCH REPORT**

This is to certify that I have investigated the title of Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.74 Ares and having total admeasuring area of 00 H. 23.74 Ares i.e. 2374 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "A" written hereunder.

And Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 23.75 Ares i.e. 2375 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "B" written hereunder.

And Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23.50 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 24.25 Ares i.e. 2425 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which



is more particularly described in the schedule "C" written hereunder.

*"Hereinafter referred to as the.....Said Properties"*

1) I was entrusted with an assignment by M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others to have the search for the last 30 years and Title Report in respect of the said properties.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said properties.

4) That the Property bearing Survey No. 751 having Hissa No. 1+2 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Charholi Budruk, Taluka Haveli, District Pune was originally owned and possessed by Mr. Jagannath Vitthal Gokhale and his name was recorded as Owner since 1951 in the 7/12 extract.

5) That thereafter Mr. Jagannath Vitthal Gokhale had filed an application with Hon'ble Revenue Authority to delete the name of Mr. Kondiba Vithoba Jadhav who was recorded as Tenant (Kul) of the Property bearing Survey No. 751 having Hissa No. 1+2 situated at Village Charholi Budruk, Taluka Haveli, District Pune and other Properties. That subsequently the name of Mr. Kondiba Vithoba Jadhav was deleted from the 7/12 extract and the same is recorded vide Mutation Entry No. 5609.

6) That thereafter Mr. Jagannath Vitthal Gokhale and his two sons i.e. Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale have carried out Partition of the properties belonging to them. That subsequently Mr. Jagannath Vitthal Gokhale and his two sons i.e. Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale have executed Partition Deed which was executed in the office of Sub Registrar Haveli No. 1,



Pune at their Serial No. 1313/1976 dated 10/09/1976 and as per the said Partition Deed the Property bearing Survey No. 751 having Hissa No. 1+2 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Charholi Budruk, Taluka Haveli, District Pune came to the share of Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale having 8 Anna share each and the same is recorded in the Revenue Records vide Mutation Entry No. 8714.

**7)** That as per the order of the Hon'ble Collector Pune, new Revenue records of village Wadamukhwadi was created and hence Property bearing Survey No. 751 having Hissa No. 1+2 situated at Village Charholi Budruk, Taluka Haveli, District Pune was further classified in to Property bearing Survey No. 143 having Hissa No. 1 situated at Village Wadmukhwadi, Taluka Haveli, District Pune and the same is recorded in Revenue Record vide Mutation Entry No. 1.

**8)** That thereafter Mr. Mukund Jagannath Gokhale and Others had submitted an application to Hon'ble Revenue Authority stating the separate individual possession of other family members of 1) Mr. Mukund Jagannath Gokhale, 2) Mrs. Madhuri Mukund Gokhale, 3) Mr. Nikhil Mukund Gokhale, 4) Mr. Vishwanath Jagannath Gokhale, 5) Mrs. Sarojini Vishwanath Gokhale and 6) Mr. Prasad Vishwanath Gokhale. That the names of 1) Mr. Mukund Jagannath Gokhale, 2) Mrs. Madhuri Mukund Gokhale, 3) Mr. Nikhil Mukund Gokhale, 4) Mr. Vishwanath Jagannath Gokhale, 5) Mrs. Sarojini Vishwanath Gokhale and 6) Mr. Prasad Vishwanath Gokhale were recorded as individual owners and possessors of the Property bearing Survey No. 143 having Hissa No. 1 situated at Village Wadmukhwadi, Taluka Haveli, District Pune and other properties having equal share and the same is recorded in the Revenue Records vide Mutation Entry No. 724.

**9)** That as per the Order of the Hon'ble Tahsildar, Haveli bearing Order No. HANO/KAVI/668/2004 the land bearing Survey No. 143/1+2 has been renumbered as Survey No. 143/1 and the same is recorded in the Revenue Records vide Mutation Entry No. 2281.

**10)** That thereafter Mrs. Madhuri Mukund Gokhale expired on 14/12/2022 leaving behind her legal heirs i.e. husband Mr. Mukund Jagannath Gokhale and son Mr. Nikhil Mukund Gokhale. That the name of Mrs. Madhuri Mukund Gokhale was deleted from the 7/12 extract and the names of Mr. Mukund Jagannath Gokhale and Mr. Nikhil Mukund Gokhale have been mutated in the Record of Rights vide Mutation Entry No. 7674.

**11)** That thereafter Mr. Prasad Vishwanath Gokhale executed an Irrevocable Power of Attorney in favour of Mr. Vishwanath



Jagannath Gokhale in respect of his share in the said land. That the said Irrevocable Power of Attorney is executed and registered with the Sub Registrar Haveli No. 14 at Serial No. 20795/2023 dated 17/10/2023.

**12)** That thereafter Mr. Mukund Jagannath Gokhale and Mr. Nikhil Mukund Gokhale have released their half share from the Property bearing Survey No. 143 having Hissa No. 1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Wadmukhwadi, Taluka Haveli, District Pune in favour of Mr. Vishwanath Jagannath Gokhale, Mrs. Sarojini Vishwanath Gokhale and Mr. Prasad Vishwanath Gokhale. That the said Release Deed was duly executed with the Sub Registrar Haveli No. 5 at their Serial No. 21660/2023 dated 11/10/2023 and the same is recorded vide Mutation Entry No. 7814.

That after the said Release Deed Mr. Vishwanath Jagannath Gokhale, Mrs. Sarojini Vishwanath Gokhale and Mr. Prasad Vishwanath Gokhale became the absolute legal owners of the entire Property bearing Survey No. 143 having Hissa No. 1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Wadmukhwadi, Taluka Haveli, District Pune.

**13)** That thereafter Mrs. Dipali Nikhil Gokhale has executed Consent Deed in favour of Mr. Vishwanath Jagannath Gokhale, Mrs. Sarojini Vishwanath Gokhale and Mr. Prasad Vishwanath Gokhale for confirming the Release Deed which was executed with the Sub Registrar Haveli No. 5 at their Serial No. 21660/2023 dated 11/10/2023. That the said Consent Deed was duly executed with the Sub Registrar Haveli No. 5 at their Serial No. 21662/2023 dated 11/10/2023.

That thereafter Mr. Vishwanath Jagannath Gokhale and Others executed Sale Deed and Power of Attorney in respect of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.74 Ares and having total admeasuring area of 00 H. 23.74 Ares i.e. 2374 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 23.75



Ares i.e. 2375 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23.50 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 24.25 Ares i.e. 2425 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and having total admeasuring area about 00H 71.74 Ares i.e. 7174 Sq. Mtrs., in favour of M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 24664/2023 and 24665/2023 respectively dated 03/11/2023. And the same is recorded in the Revenue Records vide Mutation Entry No. 7848.

**14)** That M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 24/05/2024 by the Commencement Certificate No. B.P./Wadmukhwadi/44/2024 dated 24/05/2024.

**15)** That M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others are the absolute legal owners of the said property and they also have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Sale Deed, Power of Attorneys and other Documents and also taken 30 years i.e 1994 to 2024 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others have the right of ownership over the said properties, which is more particularly described in the schedule written herein under subject to the existing provision of law.



### **SCHEDULE "A" OF THE PROPERTY**

All that piece and parcel of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.74 Ares and having total admeasuring area of 00 H. 23.74 Ares i.e. 2374 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

Along with all right of apparent things thereto.

### **SCHEDULE "B" OF THE PROPERTY**

All that piece and parcel of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 23.75 Ares i.e. 2375 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

Along with all right of apparent things thereto.

### **SCHEDULE "C" OF THE PROPERTY**

All that piece and parcel of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23.50 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 24.25 Ares i.e. 2425 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.



That the Property described in the Schedule "A", "B", "C" having total admeasuring area about 00 H. 71.74 Ares i.e. 7174 Sq. Mtrs., situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune which is collectively bounded as under :-

On or towards East :- By 60 Mtrs. Wide Pune-Alandi Road.

On or towards West :- By Nala.

On or towards North :- By Remaining Property of Survey No. 143 having Hissa No. 1.

On or towards South :- By Property of Survey No. 142 having Hissa No. 1 of Mr. Mukund Jagannath Gokhale.

Along with all right of apparent things thereto.



**AMIT A. CHOUDHARY  
ADVOCATE**