

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land admeasuring about 00 H 50 R i.e. 5000 sq. mtr. out of Survey No. 413/1/1 and Survey No. 413/2 totally admeasuring about 00 H 55.50 R i.e. 5550 sq. mtr., at Village Charholi Budruk, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune. (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Lotus Properties (Previously Known as M/s. Surya Properties) and following documents:-

1. Description of the property:

All that piece and parcel of land admeasuring about 00 H 50 R i.e. 5000 sq. mtr. out of Survey No. 413/1/1 and Survey No. 413/2 totally admeasuring about 00 H 55.50 R i.e. 5550 sq. mtr., i.e. land admeasuring about 10449 sq. mtr. as per sanction plan, at Village Charholi Budruk, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is collectively bounded as follows:

On or towards East	: By property of Survey No. 413 part
On or towards South	: By road
On or towards West	: By property of Survey No. 419 part
On or towards North	: By property of Survey No. 413-part, playground and 30 mtr. road

2. Documents of Allotment of Plot:

2.1 7/12 extract and mutation entries enumerated herein below

2.2 Release Deed

2.3 Partition Deed

2.4 Irrevocable Power of Attorney

2.5 Specific Sale Deed

2.6 Supplementary Agreement

2.7 Certificate

2.8 Commencement Certificate

2.9 Order dated

3. Search report for 30 years from 1992 till 2023.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that title of M/s. Lotus Properties to the said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

5. **Owners of the Land:**

The said land belonged to M/s. Lotus Properties.

6. The report reflecting the flow of the title of the M/s. Lotus Properties on the said land is enclosed herewith as annexure.

Date: 18.01.2023



Swapnil Agarwal
SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

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Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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- 1. FLOW OF TITLE OF THE SAID LAND:**
- 1.1 That the land at Survey No. 413 (old Survey No. 469) belonged to Mr. Bhaskar Ramkrushna Dev prior to the year 1932.
- 1.2 That the said Mr. Bhaskar Ramkrushna Dev sold land at Survey No. 469 and other properties to Mr. Dhaklu Piraji Kashid vide Sale Deed dated 02.09.1932. In furtherance of same the name of Mr. Dhaklu Piraji Kashid was mutated on the 7/12 extract vide Mutation Entry No.1527.
- 1.3 That the said Mr. Dhaklu Piraji Kashid died on 23.05.1933 leaving behind him Mr. Ravji Dhaklu Kashid (son) and Mr. Kondiba Dhaklu Kashid (son) as his legal heirs. In furtherance of same the name of Mr. Ravji Dhaklu Kashid was mutated on the 7/12 extract vide Mutation Entry No.1582. That, the name of Mr. Kondiba Dhaklu Kashid was not mentioned in aforesaid Mutation Entry, however his name was later mutated on the 7/12 extract.
- 1.4 That the said Mr. Ravji Dhaklu Kashid died on 06.02.1969 leaving behind him Mr. Baban Ravji Kashid (son), Mr. Keshav Ravji Kashid (son), Mr. Kondiba Dhaklu Kashid (brother), Mrs. Yamunbai Baburao Pathare (daughter) and Mrs. Devubai Baban Gaikwad (daughter) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No.8180.
- 1.5 That the said Mr. Baban Ravji Kashid died on 09.05.1972 leaving behind him Mr. Laxman Baban Kashid (son), Mr. Ramdas Baban Kashid (son), Ms. Anjanabai Baban Kashid (daughter), Smt. Indubai Baban Kashid (widow) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 8428.
- 1.6 That the said Mr. Kondiba Dhaklu Kashid died on 20.12.1985 leaving behind him Mrs. Sugandhabai Mahadu Tapkir (daughter) and Smt. Bhagubai Kondiba Kashid (widow) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No.9594.
- 1.7 That the said Smt. Bhagubai Kondiba Kashid died on 25.04.1986 leaving behind her Mrs. Sugandhabai Mahadu Tapkir (daughter) as her legal heirs. In furtherance of same the name of Mrs. Sugandhabai Mahadu Tapkir was mutated on the 7/12 extract vide Mutation Entry No.9671.
- 1.8 That the said Mrs. Sugandhabai Mahadu Tapkir died on 25.03.1986 leaving behind her Mr. Mahadu Ganpat Tapkir (husband), Mr. Prakash Mahadu Tapkir (son), Mr. Haribhau Mahadu Tapkir (son), Mrs. Gajrabai Maruti Walhekar (daughter), Mrs. Dwarkabai Maruti Thorve (daughter), Mrs. Savitrabai Dinkar Nanekar (daughter) and Ms. Satabai Mahadu Tapkir (daughter) as her legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No.9672.
- 1.9 That the said Mr. Prakash Mahadu Tapkir forself and as constituted Attorney of Mr. Mahadu Ganpat Tapkir, Ms. Satabai Mahadu Tapkir, Mrs. Gajrabai Maruti Walhekar, Mrs. Dwarkabai Maruti Thorve, Mrs. Savitrabai Dinkar Nanekar and Mr. Haribhau Mahadu Tapkir sold land admeasuring about 00 H 55.50 R out of Survey No. 469 to Mr. Shantaram Haribhau Kate vide Sale Deed dated 12.01.1987, which is duly registered in the office of Sub Registrar Haveli No. 1, at serial No. 502/1987 read with Correction Deed dated 15.01.1987, which is duly registered in the office of Sub Registrar Haveli No. 1, at serial No.592/1987. In furtherance of same land sold to Mr. Shantaram Haribhau Kate was given Survey No. 469/2 and land retained by aforesaid owners was given Survey No.469/1 and accordingly the name of Mr. Shantaram Haribhau Kate

was mutated on the 7/12 extract vide Mutation Entry No.9749. However, Mr. Keshav Ravji Kashid, Mrs. Yamunbai Baburao Pathare and Mrs. Devubai Baban Gaikwad, Mr. Laxman Baban Kashid, Mr. Ramdas Baban Kashid, Ms. Anjani Baban Kashid and Smt. Indubai Baban Kashid are not made party to aforesaid transaction.

1.10 That the said Mr. Prakash Mahadu Tapkir forself and as Constituted Attorney of Mr. Mahadu Ganpat Tapkir, Ms. Sitabai Mahadu Tapkir, Mrs. Gajrabai Maruti Walhekar, Mrs. Dwarkabai Maruti Thorve, Mrs. Savitrabai Dinkar Nanekar and Mr. Haribhau Mahadu Tapkir sold the land admeasuring about 02 H 00 R out of Survey No.469/1 to Mr. Dattu Keshav Kashid vide Sale Deed dated 19.01.1987, which is duly registered in the office of Sub Registrar Haveli No.1, at serial No.843/1987. In furtherance of same the land sold to Mr. Dattu Keshav Kashid was given Survey No. 469/1/2 and land retained by aforesaid land owners was given Survey No. 469/1/1 and accordingly the name of Mr. Dattu Keshav Kashid was mutated on the 7/12 extract vide Mutation Entry No.9760. However, Mr. Keshav Ravji Kashid, Mrs. Yamunbai Baburao Pathare and Mrs. Devubai Baban Gaikwad, Mr. Laxman Baban Kashid, Mr. Ramdas Baban Kashid, Ms. Anjani Baban Kashid and Smt. Indubai Baban Kashid are not made party to aforesaid transaction.

1.11 That the said Mrs. Yamunbai Baburao Pathare died on 19.02.1988 leaving behind her Mr. Gulab Baburao Pathare (son), Mr. Balu Baburao Pathare (son), Mr. Chandrakant Baburao Pathare (son) and Mr. Maruti Baburao Pathare (son) as her legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No.10389.

1.12 That according to Certificate dated 11.03.2016 issued by Hon'ble. Talathi, Charholi Budruk, Taluka Haveli, Survey No.469 was changed to Survey No. 413.

Land admeasuring about 00 H 50 R i.e. 5000 sq. mtr. out of Survey No. 413/1/1 (old Survey No.469/1)

1.13 That the said Mr. Balu Baburao Pathare died on 09.02.2009 leaving behind him Mr. Dattatray Balu Pathare (son), Mr. Navnath Balu Pathare (son), Mrs. Vidya Sanjay Nanekar (daughter) and Smt. Draupadabai Balu Pathare (widow) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No. 13032.

1.14 That the said Late. Gulab Baburao Pathare through legal heirs Mr. Shankar Gulab Pathare, Smt. Gajrabai Gulab Pathare, Mrs. Pramila Balasaheb Dalvi, Late Lalasaheb Gulab Pathare through legal heirs Smt. Sunita Lalasaheb Pathare forself and as guardian of Master Akshay and Master Aniket, Mr. Dattatray Balu alias Balasaheb Pathare, Mr. Navnath Balu alias Balasaheb Pathare, Mrs. Vidya alias Sunita Sanjay Nanekar, Smt. Draupadabai Balu alias Balasaheb Pathare, Mr. Chandrakant Baburao Pathare and Mr. Maruti Baburao Pathare released their right, title and interest in the land at Survey No. 413/1/1 admeasuring about 06 H 55.50 R and other properties in favour of Mr. Keshav Ravji Kashid and Mr. Ramdas Baban Kashid vide Release Deed dated 04.07.2011, which is duly registered in the office of Sub Registrar Haveli No. 19, at serial No. 6634/2011. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No.14449.

1.15 That the said Mrs. Devubai Baban Gaikwad died on 16.11.2007 leaving behind him Mr. Bhimrao Baban Gaikwad (son) and Mr. Mahadeo Baban Gaikwad (son) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No.14690.

1.16 That the said Mr. Bhimrao alias Bhimdas Baban Gaikwad and Mr. Mahadeo Baban Gaikwad released their right, title and interest in the land at Survey No. 413/1/1 admeasuring about 06 H 55.50 R and other properties in favour of Mr. Keshav Ravji Kashid and Mr. Ramdas Baban Kashid vide Release Deed dated 18.01.2011, which is duly registered in the office of Sub Registrar Haveli No. 19, at serial No. 686/2011.

1.17 That the said Smt. Indubai Baban Kashid died on 25.07.2008 leaving behind him Mr. Ramdas Baban Kashid (son) as his legal heirs. In furtherance of same the name of Mr. Ramdas Baban Kashid was mutated on the 7/12 extract vide Mutation Entry No.15225.

1.18 That the said Mr. Laxman Baban Kashid died on 17.06.1976 leaving behind him Mr. Ramdas Baban Kashid (brother) as his legal heirs. In furtherance of same the name of Mr. Ramdas Baban Kashid was mutated on the 7/12 extract vide Mutation Entry No.15226.

1.19 That the said Ms. Anjanabai Baban Kashid died on 08.05.1974 leaving behind him Mr. Ramdas Baban Kashid (brother) as his legal heirs. In furtherance of same the name of Mr. Ramdas Baban Kashid was mutated on the 7/12 extract vide Mutation Entry No.15227.

1.20 That the said Mr. Keshav Ravji Kashid died on 21.08.2020 leaving behind him Mr. Dattatray Keshav Kashid (son), Mr. Rajaram Keshav Kashid (son), Mrs. Shantabai Balasaheb Kurhade (daughter), Mrs. Bhagubai Pandurang Thorve (daughter), Mrs. Sanjivani Jaywant Godse (daughter), Mrs. Ranjana Bhagwant Parande (daughter) and Smt. Rangubai Keshav Kashid (widow) as his legal heirs. In furtherance of same their names were mutated on the 7/12 extract vide Mutation Entry No.21930.

1.21 That the said Mrs. Shantabai Balasaheb Kurhade, Mrs. Bhagubai Pandurang Thorve, Mrs. Sanjivani Jaywant Godse and Mrs. Ranjana Bhagwant Parande released their right, title and interest in the land at Survey No.413/1/1 admeasuring about 06 H 44.50 R and other properties in favour of Mr. Dattatray Keshav Kashid and Mr. Rajaram Keshav Kashid vide Release Deed without consideration dated 29.01.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 654/2014. In furtherance of same their names were deleted from the 7/12 extract vide Mutation Entry No.22264.

1.22 That the said Smt. Rangubai Keshav Kashid released her right, title and interest in the land at Survey No. 413/1/1 admeasuring about 02 H 12.52 R in favour of Mr. Dattatray Keshav Kashid and Mr. Rajaram Keshav Kashid vide Release Deed without consideration dated 31.05.2021, which is duly registered in the office of Sub Registrar Haveli No. 26, at serial No. 7581/2021. In furtherance of same the name of Smt. Rangubai Keshav Kashid was deleted from the 7/12 extract vide Mutation Entry No.22529.

1.23 That thereafter the said partition took place between Mr. Ramdas Baban Kashid, Mr. Dattatray Keshav Kashid, Mr. Rajaram Keshav Kashid and Smt. Rangubai Keshav Kashid pertaining to land admeasuring about 02 H 12.52 R out of Survey No. 413/1/1 vide Partition Deed dated 31.05.2021, which is duly registered in the office of sub registrar Haveli No.26, at serial No.7579/2021. In furtherance of same land admeasuring about 02 H 05.52 R out of Survey No. 413/1/1 came to the share of Mr. Ramdas Baban Kashid and land admeasuring about 00 H 07 R out of Survey No. 413/1/1 came to the share of Mr. Dattatray Keshav Kashid, Mr. Rajaram Keshav Kashid and Smt. Rangubai Keshav Kashid. In furtherance of same the it was mutated on the 7/12 extract vide Mutation Entry No. 22530.

1.24 That the said Mrs. Janabai Rajaram Kashid, Mrs. Aarti Sagar Jagtap alias Aarti Rajaram Kashid, Mrs. Vijaya Vinod Kashid interalia authorized Mr. Rajaram Keshav Kashid, Mr. Vinod Rajaram Kashid, Mr. Sachin Rajaram Kashid to admit registration of Documents vide Irrevocable Power of Attorney dated 23.04.2021, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No.4856/2021 on 20.05.2021. That the said Late Shantaram Haribhau Kate through legal heirs Late Babasaheb Shantaram Kate through legal heirs Smt. Latika Babasaheb Kate, Mr. Harshal Babasaheb Kate, Mrs. Dhanashree Harshal Kate, Mrs. Mayuri Kundlik Wable alias Mayuri Babasaheb Kate, Ms. Nikita Babasaheb Kate, Mrs. Chhaya Anil Undre, Mrs. Seema Dattatray Bhalekar, Mr. Pandit Haribhau Kate, Mrs. Dwarka Pandit Kate, Mr. Sham Pandit Kate, Mrs. Pallavi Sham Kate, Master. Jayesh Sham Kate, Ms. Mrunal Sham Kate, Mrs. Ujwala Arun Darekar, Mrs. Swati Dhanaji Dhumal, Mrs. Manisha Ram Navle, Late Dattatray Haribhau Kate through legal heirs Mr. Rohidas Dattatray Kate, Mrs. Sunita Rohidas Kate, Ms. Pranita Rohidas Kate, Master. Viraj Rohidas Kate, Mr. Ramdas Dattatray Kate, Mrs. Usha Ramdas Kate, Mrs. Sonal Vijay Gargote alias Sonal Ramdas Kate, Mr. Popat Haribhau Kate, Mr. Sharad Popat Kate forself and as guardian of Master Piyush and Ms. Kalyani, Mrs. Dhanwantri Sharad Kate, Mrs. Shila Vilas

Taware, Mr. Ulhas Haribhau Kate, Mrs. Satyabhama Ulhas Kate, Mr. Rahul Ulhas Kate forself and as guardian of Master Unmesh and Ms. Khushi, Mrs. Janhavi Rahul Kate, Mr. Mangesh Ulhas Kate forself and as guardian of Master Arya and Master Rudrraj, Mrs. Sheetal Mangesh Kate, Mrs. Sarika Dinesh Parge, Mr. Ananda Ramchandra Jadhav, Mrs. Subhadra Ananda Jadhav, Mr. Yuvraj Anand Jadhav, Mrs. Sunanda Yuvraj Jadhav, Mr. Vaibhav Yuvraj Jadhav, Mrs. Pooja Nikhil Phuge alias Pooja Yuvraj Jadhav, Mr. Avinash Yuvraj Jadhav, Smt. Sunita Sunil Jadhav, Mrs. Bhagyashri Yuvraj Tingre alias Bhagyashree Sunil Jadhav, Mr. Ketan Sunil Jadhav, Ms. Dhanashree Sunil Jadhav, Mr. Bandu Ananda Jadhav forself and as guardian of Ms. Devashree, Mrs. Manisha Bandu Jadhav, Mrs. Sharda Subhash Tapkir, Smt. Rangubai Keshav Kashid, Mr. Dattatray Keshav Kashid, Mrs. Bhagirathi Dattatray Kashid, Mr. Dinesh Dattatray Kashid forself and as guardian of Master Arya and Master Aryan, Mrs. Sheetal Dinesh Kashid, Mr. Sagar Dattatray Kashid forself and as guardian of Ms. Tanvi, Mrs. Amruta Sagar Kashid, Mrs. Manisha Tukaram Sonavane, Mrs. Vandana Satyavan Bhondve, Mr. Rajaram Keshav Kashid, Mrs. Janabai Rajaram Kashid, Mrs. Aarti Sagar Jagtap alias Aarti Rajaram Kashid, Mr. Vinod Rajaram Kashid, Mrs. Vijaya Vinod Kashid, Mr. Sachin Rajaram Kashid, Mr. Ramdas Baban Kashid forself and as guardian of Master Om, Mrs. Madhuri Ramdas Kashid, Master Omkar Ramdas Kashid and Master Aakash Ramdas Kashid sold land admeasuring about 00 H 50 R out of Survey No. 413/1/1, land at Survey No. 413/2 totally admeasuring about 00 H 55.50 R, land at Survey No. 412/1/12 totally admeasuring about 00 H 10 R and land at Survey No. 412/2/1 totally admeasuring about 00 H 40 R to M/s. Lotus Properties (Previously known as M/s. Surya Properties vide Specific Sale Deed dated 31.03.2021, which is duly registered in the office of Sub Registrar Haveli No. 1, at serial No. 9957/2021 on 26.08.2021 and Irrevocable Power of Attorney dated 15.05.2021, which is duly registered in the office of Sub Registrar Haveli No. 1, at serial No. 9958/2021 on 26.08.2021. In furtherance of same its name was mutated on the 7/12 extract vide Mutation Entry No.22764.

1.25 That in consideration of aforesaid sale Deed the said M/s. Lotus Properties agreed to allot 32,392 sq. ft. i.e. 3009 sq. mtr. Usable Area constructed premises in favour of Smt. Latika Babasaheb Kate and others after obtaining Completion Certificate :

Names of land owners	Usable Area (sq. mtr.)
Smt. Latika Babasaheb Kate	65.20
Mr. Harshal Babasaheb Kate	65.20
Mrs. Dhanashree Harshal Kate	65.20
Mr. Pandit Haribhau Kate	48.90
Mrs. Dwarka Pandit Kate	48.90
Mr. Sham Pandit Kate	48.90
Mrs. Pallavi Sham Kate	48.90
Mr. Rohidas Dattatray Kate	65.20
Mrs. Sunita Rohidas Kate	65.20
Mrs. Usha Ramdas Kate	65.20
Mr. Popat Haribhau Kate	65.20
Mr. Sharad Popat Kate	65.20
Mrs. Dhanwantri Sharad Kate	65.20
Mr. Ulhas Haribhau Kate	32.60
Mrs. Satyabhama Ulhas Kate	32.60
Mr. Rahul Ulhas Kate	32.60
Mrs. Janhavi Rahul Kate	32.60
Mr. Mangesh Ulhas Kate	32.60
Mrs. Sheetal Mangesh Kate	32.60
Mr. Ananda Ramchandra Jadhav	177.50
Mrs. Subhadra Ananda Jadhav	177.50
Mr. Yuvraj Anand Jadhav	120
Mrs. Sunanda Yuvraj Jadhav	120
Smt. Sunita Sunil Jadhav	120
Mr. Ketan Sunil Jadhav	120
Mr. Bandu Ananda Jadhav	120

Mrs. Manisha Bandu Jadhav	120
Mrs. Sharda Subhash Tapkir	120
Mr. Ramdas Baban Kashid	179
Mrs. Madhuri Ramdas Kashid	179
Master Omkar Ramdas Kashid	179
Master Aakash Ramdas Kashid	179
Master Om Ramdas Kashid	120
Total	3009

1.26 That thereafter the said M/s. Lotus Properties agreed to allot additional 3767 sq. ft. i.e. 350 sq. mtr. usable area constructed premises in favour of Smt. Latika Babasaheb Kate and others vide Supplementary Agreement dated 23.12.2021, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 1853/2022 on 31.01.2022:

Names of land owners	Usable Area (sq. mtr.)
Smt. Latika Babasaheb Kate	23.33
Mr. Harshal Babasaheb Kate	23.33
Mrs. Dhanashree Harshal Kate	23.34
Mr. Pandit Haribhau Kate	17.50
Mrs. Dwarka Pandit Kate	17.50
Mr. Sham Pandit Kate	17.50
Mrs. Pallavi Sham Kate	17.50
Mr. Rohidas Dattatray Kate	23.33
Mrs. Sunita Rohidas Kate	23.33
Mrs. Usha Ramdas Kate	23.34
Mr. Popat Haribhau Kate	23.33
Mr. Sharad Popat Kate	23.33
Mrs. Dhanwantri Sharad Kate	23.34
Mr. Ulhas Haribhau Kate	11.66
Mrs. Satyabhama Ulhas Kate	11.66
Mr. Rahul Ulhas Kate	11.67
Mrs. Janhavi Rahul Kate	11.67
Mr. Mangesh Ulhas Kate	11.67
Mrs. Sheetal Mangesh Kate	11.67
Total	350

1.27 That in the aforesaid manner M/s. Lotus Properties became absolute owner of land admeasuring about 00 H 50 R out of Survey No.413/1/1.

Survey No. 413/2 (old Survey No.469/2) totally admeasuring about 00 H 55.50 R i.e. 5550 sq. mtr.

1.28 That the aforesaid land belonged to Mr. Shantaram Haribhau Kate since the year 1987.

1.29 That the said Mr. Shantaram Haribhau Kate made an application for mutating names of his brothers i.e. Mr. Pandit Haribhau Kate - 4 Anna share, Mr. Rohidas Haribhau Kate - 4 Anna share, Mr. Popat Haribhau Kate - 4 Anna Share, Mr. Ulhas Haribhau Kate - 4 Anna share and accordingly their names were mutated on the 7/12 extract vide Mutation Entry No.11061.

1.30 That Hon'ble. Additional Tahsildar, Pimpri Chinchwad issued Order dated 18.07.2021 bearing No. HNO/155/SR/413/2021 for correction in name of Mr. Rohidas Haribhau Kate, the name of Mr. Rohidas Haribhau Kate was changed to Mr. Rohidas Dattatray Kate and accordingly it was mutated on the 7/12 extract vide Mutation Entry No. 22718.

1.31 That the said Late Shantaram Haribhau Kate through legal heirs Late Babasaheb Shantaram Kate through legal heirs Smt. Latika Babasaheb Kate, Mr. Harshal Babasaheb Kate, Mrs. Dhanashree Harshal Kate, Mrs. Mayuri Kundlik Wable alias Mayuri Babasaheb Kate, Ms. Nikita Babasaheb Kate, Mrs. Chhaya Anil Undre, Mrs. Seema Dattatray Bhalekar, Mr. Pandit Haribhau Kate, Mrs. Dwarka Pandit Kate, Mr. Sham Pandit Kate, Mrs. Pallavi Sham Kate, Master. Jayesh Sham Kate, Ms. Mrunal Sham Kate, Mrs. Ujwala Arun Darekar, Mrs. Swati Dhanaji Dhumal, Mrs. Manisha Ram Navle, Late Dattatray Haribhau Kate through legal heirs Mr. Rohidas Dattatray Kate, Mrs. Sunita Rohidas Kate, Ms. Pranita Rohidas Kate, Master. Viraj Rohidas Kate, Mr. Ramdas Dattatray Kate, Mrs. Usha Ramdas Kate, Mrs. Sonal Vijay Gargote alias Sonal Ramdas Kate, Mr. Popat Haribhau Kate, Mr. Sharad Popat Kate forself and as guardian of Master Piyush and Ms. Kalyani, Mrs. Dhanwantri Sharad Kate, Mrs. Shila Vilas Taware, Mr. Ulhas Haribhau Kate, Mrs. Satyabhama Ulhas Kate, Mr. Rahul Ulhas Kate forself and as guardian of Master Unmesh and Ms. Khushi, Mrs. Janhavi Rahul Kate, Mr. Mangesh Ulhas Kate forself and as guardian of Master Arya and Master Rudrraj, Mrs. Sheetal Mangesh Kate, Mrs. Sarika Dinesh Parge, Mr. Ananda Ramchandra Jadhav, Mrs. Subhadra Ananda Jadhav, Mr. Yuvraj Anand Jadhav, Mrs. Sunanda Yuvraj Jadhav, Mr. Vaibhav Yuvraj Jadhav, Mrs. Pooja Nikhil Phuge alias Pooja Yuvraj Jadhav, Mr. Avinash Yuvraj Jadhav, Smt. Sunita Sunil Jadhav, Mrs. Bhagyashri Yuvraj Tingre alias Bhagyashree Sunil Jadhav, Mr. Ketan Sunil Jadhav, Ms. Dhanashree Sunil Jadhav, Mr. Bandu Ananda Jadhav forself and as guardian of Ms. Devashree, Mrs. Manisha Bandu Jadhav, Mrs. Sharda Subhash Tapkir, Smt. Rangubai Keshav Kashid, Mr. Dattatray Keshav Kashid, Mrs. Bhagirathi Dattatray Kashid, Mr. Dinesh Dattatray Kashid forself and as guardian of Master Arya and Master Aryan, Mrs. Sheetal Dinesh Kashid, Mr. Sagar Dattatray Kashid forself and as guardian of Ms. Tanvi, Mrs. Amruta Sagar Kashid, Mrs. Manisha Tukaram Sonavane, Mrs. Vandana Satyavan Bhondve, Mr. Rajaram Keshav Kashid, Mrs. Janabai Rajaram Kashid, Mrs. Aarti Sagar Jagtap alias Aarti Rajaram Kashid, Mr. Vinod Rajaram Kashid, Mrs. Vijaya Vinod Kashid, Mr. Sachin Rajaram Kashid, Mr. Ramdas Baban Kashid forself and as guardian of Master Om, Mrs. Madhuri Ramdas Kashid, Master Omkar Ramdas Kashid and Master Aakash Ramdas Kashid sold land admeasuring about 00 H 50 R out of Survey No. 413/1/1, land at Survey No. 413/2 totally admeasuring about 00 H 55.50 R, land at Survey No. 412/1/12 totally admeasuring about 00 H 10 R and land at Survey No. 412/2/1 totally admeasuring about 00 H 40 R to M/s. Lotus Properties (Previously known as M/s. Surya Properties vide Specific Sale Deed dated 31.03.2021, which is duly registered in the office of Sub Registrar Haveli No. 1, at serial No. 9957/2021 on 26.08.2021 and Irrevocable Power of Attorney dated 15.05.2021, which is duly registered in the office of Sub Registrar Haveli No. 1, at serial No. 9958/2021 on 26.08.2021. In furtherance of same its name was mutated on the 7/12 extract vide Mutation Entry No.22764.

1.32 That in consideration of aforesaid sale Deed the said M/s. Lotus Properties agreed to allot 32,392 sq. ft. i.e. 3009 sq. mtr. Usable Area constructed premises in favour of Smt. Latika Babasaheb Kate and others after obtaining Completion Certificate :

Names of land owners	Usable Area (sq. mtr.)
Smt. Latika Babasaheb Kate	65.20
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Mrs. Dhanashree Harshal Kate	65.20
Mr. Pandit Haribhau Kate	48.90
Mrs. Dwarka Pandit Kate	48.90
Mr. Sham Pandit Kate	48.90
Mrs. Pallavi Sham Kate	48.90
Mr. Rohidas Dattatray Kate	65.20
Mrs. Sunita Rohidas Kate	65.20
Mrs. Usha Ramdas Kate	65.20
Mr. Popat Haribhau Kate	65.20
Mr. Sharad Popat Kate	65.20
Mrs. Dhanwantri Sharad Kate	65.20
Mr. Ulhas Haribhau Kate	32.60

Mrs. Satyabhama Ulhas Kate	32.60
Mr. Rahul Ulhas Kate	32.60
Mrs. Janhavi Rahul Kate	32.60
Mr. Mangesh Ulhas Kate	32.60
Mrs. Sheetal Mangesh Kate	32.60
Mr. Ananda Ramchandra Jadhav	177.50
Mrs. Subhadra Ananda Jadhav	177.50
Mr. Yuvraj Anand Jadhav	120
Mrs. Sunanda Yuvraj Jadhav	120
Smt. Sunita Sunil Jadhav	120
Mr. Ketan Sunil Jadhav	120
Mr. Bandu Ananda Jadhav	120
Mrs. Manisha Bandu Jadhav	120
Mrs. Sharda Subhash Tapkir	120
Mr. Ramdas Baban Kashid	179
Mrs. Madhuri Ramdas Kashid	179
Master Omkar Ramdas Kashid	179
Master Aakash Ramdas Kashid	179
Master Om Ramdas Kashid	120
Total	3009

1.33 That thereafter the said M/s. Lotus Properties agreed to allot additional 3767 sq. ft. i.e. 350 sq. mtr. usable area constructed premises in favour of Smt. Latika Babasaheb Kate and others vide Supplementary Agreement dated 23.12.2021, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 1853/2022 on 31.01.2022:

Names of land owners	Usable Area (sq. mtr.)
Smt. Latika Babasaheb Kate	23.33
Mr. Harshal Babasaheb Kate	23.33
Mrs. Dhanashree Harshal Kate	23.34
Mr. Pandit Haribhau Kate	17.50
Mrs. Dwarka Pandit Kate	17.50
Mr. Sham Pandit Kate	17.50
Mrs. Pallavi Sham Kate	17.50
Mr. Rohidas Dattatray Kate	23.33
Mrs. Sunita Rohidas Kate	23.33
Mrs. Usha Ramdas Kate	23.34
Mr. Popat Haribhau Kate	23.33
Mr. Sharad Popat Kate	23.33
Mrs. Dhanwantri Sharad Kate	23.34
Mr. Ulhas Haribhau Kate	11.66
Mrs. Satyabhama Ulhas Kate	11.66
Mr. Rahul Ulhas Kate	11.67
Mrs. Janhavi Rahul Kate	11.67
Mr. Mangesh Ulhas Kate	11.67
Mrs. Sheetal Mangesh Kate	11.67
Total	350

1.34 That M/s. Lotus Properties have handed over land admeasuring about 2771.50 sq. mt. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 10.06.2022, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 10444/2022 on 14.06.2022. (Traced in Search)

1.35 That in the aforesaid manner M/s. Lotus Properties through its partners Mr. Yogesh Mangalsen Behl and Mr. Santosh Vitthal das Karnawat became absolute owner of land admeasuring about 00 H 50 R i.e. 5000 sq. mtr. out of Survey No. 413/1/1 and Survey No. 413/2 totally admeasuring about 00 H 55.50 R i.e. 5550 sq. mtr. i.e. entire said land.

2. OTHER TRANSACTIONS :

Mutation Entry No.	Transaction
4139	That Hon'ble. Mamledar, Taluka Haveli issued Order dated 18.03.1954 for abolition of Jat and Inam land. Accordingly huge amount of aakar was levied on land at Survey No. 469.
8121	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 & Are.
10772	That the said Mr. Shantaram Haribhau Kate availed loan from Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. of Rs. 5,00,000/- on 22.09.1992 by creating charge over the land at Survey No. 413/2 and other properties.
10821	That the said Mr. Shantaram Haribhau Kate availed loan from Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. of Rs. 5,00,000/- on 27.10.1992 by creating charge over the land at Survey No. 413/2 and other properties.
10863	That the said Mr. Prakash Mahadu Tapkir forself and as constituted Attorney of Mr. Mahadu Ganpat Tapkir, Ms. Sitarai Mahadu Tapkir, Mrs. Gajrabai Maruti Walhekar, Mrs. Dwarkabai Maruti Thorve, Mrs. Savitribai Dinkar Nanekar and Mr. Haribhau Mahadu Tapkir sold land admeasuring about 02 H 00 R out of Survey No. 469 to Master Ramdas Baban Kashid through guardian Mrs. Sindhbai Baban Kashid vide Sale Deed dated 15.01.1987.
10941	That the said Mr. Shantaram Haribhau Kate availed loan from Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. of Rs. 2,00,000/- on 08.07.1995 by creating charge over the land at Survey No. 413/2 and other properties.
11432	That the said Mr. Shantaram Haribhau Kate availed loan from Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. of Rs. 2,00,000/- on 29.07.1999 by creating charge over the land at Survey No. 413/2 and other properties.
11653	That the said Mr. Shantaram Haribhau Kate availed loan from Bank of Maharashtra, Charholi Budruk Branch, of Rs. 5,000/- on 27.03.2000 by creating charge over the land at Survey No. 413/2 and other properties.
13517	That the said Mr. Pandit Haribhau Kate, Mr. Shantaram Haribhau Kate, Mr. Rohidas Dattatray Kate, Mr. Ramdas Dattatray Kate, Mrs. Narmada Dattatray Kate and Mr. Popat Haribhau Kate repaid the loan of Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. and accordingly Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. released its charge over the land at Survey No. 413/2 and other properties.
13518	That the said Mr. Ulhas Haribhau Kate repaid the loan of Prafull Vividh Karyakarni Seva Sahakari Society Ltd., Wadmukhwadi and accordingly Savtamali Vividh Karyakarni Seva Sahakari Society Ltd. released its charge over the land at Survey No. 413/2 and other properties.
13671	Not related to said land, it is relating land at Survey No. 529/2 & 537 - That the said Mr. Govind Genu More died on leaving behind him Mr. Shantaram Govind More (son), Mr. Krushna Govind More (son), Mr. Yashwant Govind More (son), Mr. Wagheshwar Balasaheb More (grandson), Mrs. Mandakini Nivrutti Ghadge (daughter), Mrs. Meena Raju Deshmukh (daughter), Mrs. Poonam Satoj Kadam (granddaughter) and Smt. Chandrabhaga Balasaheb More (daughter in law) as his legal heirs.
18618	That Hon'ble. Tahsildar, Haveli District Pune issued Order dated 10.05.2017 for Correction in Computerised 7/12 extract.

2. POSSESSION:

It appears from the documentary records that M/s. Lotus Properties is having true and legal possession of the said property.

3. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 30.03.2022 bearing no. B.P./Charholi/23/2022, Revised Commencement Certificate dated 02.11.2022 bearing no. B.P./Charholi/104/2022.

4. N. A. PERMISSION:

That Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune has granted permission for the Non Agricultural use of the said land vide its Order dated 15.07.2022 in case no. Jamin/NA/SR/364/2022.

3. 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 the title of M/s. Lotus Properties through its partners Mr. Yogesh Mangalsen Behl and Mr. Santosh Vitthaldas Karnawat to land admeasuring about 00 H 50 R i.e. 5000 sq. mtr. out of Survey No. 413/1/1 and Survey No.413/2 totally admeasuring about 00 H 55.50 R i.e. 5550 sq. mtr. i.e. entire said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

4. 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 : 18.01.2023.




SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

Housiey.com



MH005835909202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Aug 2022	Receipt	Receipt no.: 1112504194
	Name of the Applicant:	LEGAL REALTY LLP
	Details of property of which document has to be searched:	Dist :Pune Village :Charholi Budruk S.No/CTS No/G.No. : 413
	Period of search:	From :2009 To :2022
	Received Fee:	350
The above mentioned Search fee has been credited to government vide GRN no :MH005835909202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/firmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संसद चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठी लागू आहे. इतर कारणासाठे किंवा नोंदवणी न करावयाऱ्या दस्तावेजातील लागू नाही.

Mobile No : 0000000000

SURYA PROPERTIES

LOTUS PROPERTIES

Date: 28-12-2022

To,
The Secretary,
MAHARERA, BKC, Mumbai

Subject: Declaration about Title Search Report & Plot Area.

Dear Sir / Mam,

We would like to clarify that, we are constructing a project named URBAN HOMES having 3 Wings namely A, B and C. We have already received registration for URBAN HOMES B Wing vide RERA no. P52100047919. Now we are registering A WING under firm name Lotus Properties at Project land situated at S. No 413/1//1/(P) and 413/2/(P) Village- Charholi Taluka- Haveli, District-Pune-412105. The total Land area as per sale Deed and Title and search report is 1 H 05.5 R i.e. 50R out of S. No 413/1/1(P) and 55.5 R out of S. No 413/2 (p) at Village:- Charholi, Tal:- Haveli, Dist:- Pune. However the Plot Area is- 10449.13 Sq.m as follows:-

Wing	Land Area (SQM)
A	3140.39
B	4464.74
C	2844.00
Total	10449.13

Further we want to clarify that the Land owners to whom we are giving construction as per sale deed and who are appearing on 7/12 extract are uploaded as land owners on portal.(Declaration for the same has been already uploaded on the portal).

Kindly consider the same and proceed further.

For Lotus Properties

Mr. Santosh Karnawat
Partner
Promoter

