



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

To

MahaRERA

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to area admeasuring **00 Hectare 38.83 Are, i.e., 3883 sq. mtrs** out land bearing Survey No. 12/28 [corresponding CTS No. 538 part] totally admeasuring 00 Hectare 76 Are plus Pot Kharaba admeasuring 00 Hectare 01 Are totally admeasuring 00 Hectare 77 Are, assessed at 04 Rupees 49 Paise of Village-PASHAN, Taluka-HAVELI, District-PUNE (Hereinafter referred as "the said plot /captioned property")

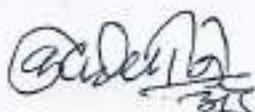
1. I have investigated the title of the said plot on the request of *M/s. The GEN Group of Construction, a partnership firm through its partners Mr. Rajesh Shriram Kokane & Mr. Rohit Satyawan Vidhate office at: Shriram Palace, S. No. 18, Jagtap Dairy, Rahatani, Pimpri, Pune-411017* and following documents i.e.: -
 - (i) Xerox Copy of 7/12 extracts from 1930 to 2019. 2020
 - (ii) Xerox Copies of related mutation entries.
 - (iii) Xerox Copies of CTS No. 538
 - (iv) Xerox Copies of CTS related mutation entries.
 - (v) Xerox copy of Sale-Deed dated 30.12.1980.
 - (vi) Xerox Copy of Development Agreement dated 13.01.2020.
 - (vii) Xerox Copy of Power of Attorney dated 13.01.2020.
 - (viii) Xerox copy of Search & Title Report dated 04.03.2020.
2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said plot / captioned property I am of the opinion that the title of Sulochana Lakshman Gutkule alias Ghotkule, Sanjay

alias Sanjivani Lakshman Gutkule alias Ghotkule, Rajendra Lakshman Gutkule alias Ghotkule, Asha Lakshman Gutkule alias Ghotkule to the captioned property are good, clear and marketable and M/s. The GEN Group of Construction, a partnership firm through its partners Mr. Rajesh Shriram Kokane & Mr. Rohit Satyawan Vidhate has acquired development rights in respect of the captioned property.

3. The report reflecting the flow of the title of the Sulochana Lakshman Gutkule alias Ghotkule, Sanjay alias Sanjivani Lakshman Gutkule alias Ghotkule, Rajendra Lakshman Gutkule alias Ghotkule, Asha Lakshman Gutkule alias Ghotkule to the captioned property are good, clear and marketable and M/s. The GEN Group of Construction, a partnership firm through its partners Mr. Rajesh Shriram Kokane & Mr. Rohit Satyawan Vidhate has acquired development rights in respect of the captioned property to the said plot / captioned property is enclosed herewith as ANNEXURE.

Encl: ANNEXURE.




MR. PRAKASH JANARDAN KEDARI
ADVOCATE
"Vaijantai", 7/8, Behind Shri Sharada Bank,
Nimhan Lane, PASHAN, PUNE-21,
Ph. : 25884758, M. : 9850892721.

ANNEXURE.

FLOW OF THE TITLE OF THE SAID PLOT/CAPTIONED PROPERTY



॥ SHREE GANESHAYA NAMHA ॥

Search And Title Report

1. DESCRIPTION OF PROPERTY:-

ALL THAT piece and parcel of area admeasuring 00 Hectare 38.83 Are, i.e. 3883 sq. mtrs out land bearing Survey No. 12/28 [corresponding CTS No. 538 part] totally admeasuring 00 Hectare 76 Are plus Pot Kharaba admeasuring 00 Hectare 01 Are totally admeasuring 00 Hectare 77 Are, assessed at 04 Rupees 49 Paise of Village-PASHAN, Taluka-HAVELI, District-PUNE & within the local limits of Pune Municipal Corporation and within the jurisdiction of Registration District Pune, Sub-District Taluka Haveli, Dist. Pune, and within the jurisdiction of the Sub-Registrar Haveli, Pune & is bounded as follows:-

ON OR TOWARDS THE		
EAST	::	By property of Mr. Vitthal Eknath Nimhan & Mr. Vijay Vitthal Nimhan out of Survey No. 12/28.
SOUTH	::	By property of Mr. Vitthal Eknath Nimhan & Mr. Vijay Vitthal Nimhan out of Survey No. 12/28 and Road.
WEST	::	By property of Mr. Jalindar Jadhav.
NORTH	::	By property of Mr. Dalavi out of Survey No. 12/28.

with the rights to common accesses facilities of and along with the appurtenances, easements, pathways, access, things attached thereto, and together with all incidental, consequential and other ancillary rights thereto ... (HEREINAFTER referred to as 'THE SAID CAPTIONED PROPERTY')

2. I have issued Original Search and title report dated 04.03.2020 in respect of the aforesaid captioned property 30 years and I have relied on the same.
3. It seems from the record that **Survey No. 12/28**, admeasuring 01 Ekar 39 Gunthe plus Pot Kharaba admeasuring 00 Ekar 01 Gunthe totally admeasuring 02 Ekar 00 Gunthe assessed at 04 Rupees 11 Aane were owned & possessed by Mr. Venu Tukaram Dalavi, Mr. Sitaram Vishnu Kelkar, Bala Mahadu Jadhav, Rama Soma Jadhav, Laxman Sadu Jadhav, Mahadu & Tukaram Ramaji Niman and Ranu Venu Niman & as per phalani bara their names were recorded 7/12 extract vide **mutation entry no. 642**.
4. It seems from the record that as per the application of Bala Mahadu Jadhav, Laxman Sadu Jadhav & Rama Soma Jadhav that their names were mistakenly taken on record instead of Sitaram Vishnu Kelkar hence names Bala Mahadu Jadhav, Laxman Sadu Jadhav & Rama Soma Jadhav were deleted / removed & replace in favour of Sitaram Vishnu Kelkar vide **mutation entry no. 774**.
5. It seems from the record that partition taken place between Mr. Sitaram Vishnu Kelkar, Shrikrushna Sitaram Kelkar, Achyut Sitaram Kelkar, Bhaskar Sitaram Kelkar and Vinayak Vishnu Kelkar, Prabhakar Vinayak Kelkar in respect of Survey No. 12/28 and other properties and share out of Survey No. 12/28 came in the share of Vinayak Vishnu Kelkar and recorded to 7/12 extract vide **mutation entry no. 1015**.
6. It seems from the record that Mr. Vinayak Vishnu Kelkar died on 14.01.1971 leaving behind legal heirs' widow viz (i) Prabhavati Vinayak Kelkar, one son viz.



(ii) Prabhakar Vinayak Kelkar and one married daughter viz (iii) Sudha Narhari Samat and accordingly their names were recorded to 7/12 extract vide mutation entry no. 2012.

7. It seems from the record that Mr. Prabhakar Vinayak Kelkar, Rajesh Prabhakar Kelkar, Prabhavati Vinayak Kelkar, Sudha Narahari Soman, Shripati Venu Dalavi as HUF, Chitaman Shripati Dalavi, Ganpat Venu Dalavi, Gorakhnath Ganapat Dalavi, Shevantabai Piraji Dalavi, Govind Piraji Dalavi, Tukaram Ramaji Nimhan, Chandrakant Tukaram Nimhan, Sudam Tukaram Nimhan, Hiralal Tukaram Nimhan, Bhagwan Tukaram Nimhan Ranu Venu Nimhan as HUF, Mr. Pundalik Ranu Nimhan were collectively sold their share area admeasuring 00 Hectare 80 Are plus pot Kharaba admeasuring 00 Hectare 01 Are totally admeasuring 00 Hectare 81 Are assessed at 04 Rupees 69 Paise to Mr. Lakshman Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule vide Sale-Deed 30.12.1980, which was duly registered in the office of Sub-Registrar, Haveli No. II at serial no. 5219/1980 on 30.12.1980 and accordingly names of Mr. Lakshman Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule were recorded to 7/12 extract vide mutation entry no. 2424.
8. It seems from the record that Mr. Lakshman Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule were sold area admeasuring 00 Hectare 04 Are out of the said land to Mr. Shriram Vitthal Gupte, Vrushali Shriram Gupte vide registered Sale-Deed dated 16.01.1992, which was duly registered in the office of Sub-Registrar, Haveli at serial no. Chha. 235/92 on 16.01.1992 and accordingly names Mr. Shriram Vitthal Gupte, Vrushali Shriram Gupte were recorded to sperate 7/12 extract bearing Survey no. 12/28/1/1 and area admeasuring 00 Hectare 76 Are plus potkharaba admeasuring 00 Hectare 01 Are totally 00 Hectare 77 Are, assessed at 04 Rupees 42 paise was retained by original owners i.e. Mr.

Lakshman Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule & renumbered as Survey No. 12/28/1 were recorded to 7/12 extract vide **mutation entry no. 3554**. However, the effect of renumbered Survey No. 12/28/1 was not given to 7/12 extract and was kept as Survey No. 12/28.

9. It seems from the record that thereafter Mr. Lakshman Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule were sold various plot to following Purchasers and their name were recorded to 7/12 extract as per mutation mentioned below

Area	Name of Purchasers	Sale-Deed dated	Mutation entries
00 H. 03 R	Madanlal Kanhaiyalal Unech & Bebi Mandanlal Unecha	25.04.1993	3710
00 H. 02 R	Madanlal Kanhaiyalal Unech & Bebi Mandanlal Unecha	01.11.1993	3731
00 H. 04 R	Smita Dilip Totade & Dilip Madhukar Totade	30.07.1993	3822
00 H. 04 R	Sachin Pandharinath Jagtap & Rahul Pandharinath Jagtap	19.12.1995	3893, 4303
00 H. 04 R	Shobha Kalyan Parhar & Kalyan Baburao Parhar	12.08.1991	4591
00 H. 04 R	Pravin Prabhar Pol	-	4796
00 H. 14 R	Vitthal Eknath Nimhan & Vijay Vitthal Nimhan	31.07.2009	5946
00 H. 03 R	Vitthal Eknath Nimhan & Vijay Vitthal Nimhan	31.07.2009	5947
00 H 38 R			





10. It seems from the record that thereafter Mr. Lakshman Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule were entered into Consent/ confirmation Deed dated 31.07.2009 in respect of area admeasuring 00 Hectare 14 Are with Vitthal Eknath Nimhan & Vijay Vitthal Nimhan. The said Consent/ confirmation Deed dated 31.07.2009 was duly registered in the office of Sub-Registrar, Haveli No.15 at serial no. 4902/2009 on 31.07.2009.
11. It seems from the record that Two mutation entries for one transaction was found, one vides **mutation entry no. 3893** was certified by Circle officer and names of Sachin Pandharinath Jagtap & Rahul Pandharinath Jagtap were recorded accordingly to 7/12 extract. However, it seems from the record of second mutation entry no. 4303 was cancelled by Circle officer.
12. It seems from the record that **mutation entry nos. 5946 and 5947** are related to Survey no. 148/3 and its was fake for Vitthal Eknath Nimhan & Vijay Vitthal Nimhan and the names of Vitthal Eknath Nimhan & Vijay Vitthal Nimhan as empty on said 7/12 extract and without mutation.
13. It seems from the record that
 - (i) Madanlal Kanhaiyalal Unech & Bebi Mandanlal Unecha have owned total area admeasuring 00 Hectare 05 Are out of the said land and area admeasuring 86.85 sq. mtrs out of 00 Hectare 05 Are was transferred to Pune Municipal Corporation toward road winding purpose vide registered Transfer Deed and according names of Pune Municipal Corporation was recorded to 7/12 extract vide mutation entry no. 5890. However, Madanlal Kanhaiyalal Unech & Bebi Mandanlal Unecha had remains balance area admeasuring 413.15 sq. mtrs, but actually on 7/12 extract its shows 00 Hectare 4.31 Are i.e., 431 sq. mtrs in this circumstance the area of the original owners (i.e., Mr. Lakshman

Rambhau Gutkule, Sulochana Lakshman Gutkule, Sanjay Lakshman Gutkule, Rajendra Lakshman Gutkule, Asha Lakshman Gutkule) reduced by area admeasuring 17 sq. mtrs.

(ii) Shobha Kalyan Parhar & Kalyan Baburao Parhar sold their share admeasuring 00 Hectare 04 Are to Prasanna Prabhakar Bichchha alias Bichchu and Vijayalaxmi Prasanna Bichchha alias Bichchu vide Sale-Deed dated 02/06/2011 which is duly registered in the office of Sub-Registrar, Haveli No. 15 at serial no. 4862/2011 and accordingly names of Prasanna Prabhakar Bichchha alias Bichchu and Vijayalaxmi Prasanna Bichchha alias Bichchu are recorded to 7/12 extract vide mutation entry no. 5935.

14. It seems from the record that original owners i.e. Sulochana Lakshman Gutkule alias Ghotkule, Sanjay alias Sanjivani Lakshman Gutkule alias Ghotkule, Rajendra Lakshman Gutkule alias Ghotkule, Asha Lakshman Gutkule alias Ghotkule alongwith consenting parties i.e. Rajeshri Rajendra Gutkule alias Ghotkule, Avinash Rajendra Gutkule alias Ghotkule, Puja Avinash Gutkule alias Ghotkule, Arnav Avinash Gutkule alias Ghotkule, Anuradha Rajendra Gutkule alias Ghotkule, Ankita Rajendra Gutkule alias Ghotkule, Shivani Rajendra Gutkule alias Ghotkule, Arjun Baburav Kate, Amit Arjun Kate, Aparna Nandkumar Tathawade, Amruta Arjun Kate, Raghunath Baban Aagalme, Atul Raghunath Aagalme, Ashiwni Raghunath Aagalme and Arati Raghunath Aagalme entered into Development Agreement and Power of Attorney dated 13.01.2020 in resect area admeasuring 00 Hectare 38.83 Are, i.e. 3883 sq. mtrs out Survey No. 28/12 of Village-Pashan, Taluka-Haveli, District-Pune with M/s. The GEN Group of Construction, a partnership firm through its partners Mr. Rajesh Shriram Kokane & Mr. Rohit Satyawan Vidhate. The Development Agreement and Power of Attorney dated 13.01.2020 are duly registered in the office of Sub-Registrar, Haveli no. 15 at serial no 847/2020 and 848/2020 respectively on 24.01.2020.





DAN KEDARI
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15. I have paid requisite fee on line vide GRN- MH003771806202122E vide Receipt No. 1112081474 dated 17/07/2021 for Search from 2020 to 2021. I have taken Search on www.jgrmahrashtra.gov.in, online data search. I have not come across any entry affecting title of Sulochana Lakshman Gutkule alias Ghotkule, Sanjay alias Sanjivani Lakshman Gutkule alias Ghotkule, Rajendra Lakshman Gutkule alias Ghotkule, Asha Lakshman Gutkule alias Ghotkule to the said the captioned property in the available the record. The present Search & Title Report is given as per documents & oral information, provided to me by aforesaid clients.

TAKING INTO CONSIDERATION the above discussion and after perusal of documents in my opinion that the title of Sulochana Lakshman Gutkule alias Ghotkule, Sanjay alias Sanjivani Lakshman Gutkule alias Ghotkule, Rajendra Lakshman Gutkule alias Ghotkule, Asha Lakshman Gutkule alias Ghotkule to the captioned property are good, clear and marketable and M/s. The GEN Group of Construction, a partnership firm through its partners Mr. Rajesh Shriram Kokane & Mr. Rohit Satyawan Vidhate has acquired development rights in respect of the captioned property.

This Search and Title Report

Place: Pune

Date: 17/07/2021



MR. PRAKASH JANARDAN KEDARI
ADVOCATE
"Vaijantai", 7/8, Behind Shri Sharada Bank,
Nimhan Lane, PASHAN, PUNE-21.
Ph. : 25884758, M. : 9850892721.



CHALLAN
MTR Form Number-6



Department ID : 241208268

Mobile No : 9850992721

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
जरुर यो चलान विवर अंकित प्रमेण मात्र द्वारा योग्य तथा आहे. इतर कायाकामाती किंवा नोंदवणी न करावयात्ता दर्शावणी तयार नाही.

MH003771806202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Jul 2021	Receipt	Receipt no.: 1112081474
	Name of the Applicant :	Prakash Janardan Kedari
	Details of property of which document has to be searched :	Dist :Pune Village :Pashan S.No/CTS No/G.No. : 12
	Period of search :	From :2020 To :2021
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH003771806202122E		
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/frmSearchChallanWithOutReg.php '.		