

MH008021687202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Nov 2023	Receipt	Receipt no.: 1113076823
	Name of the Applicant :	Madhukar Kokane
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 54
	Period of search :	From :2023 To :2023
	Received Fee :	300
<p>The above mentioned Search fee has been credited to government vide GRN no :MH008021687202324P</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p> <p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.</p>		

CHALLAN
MTR Form Number-6



GRN	MH008021687202324P	BARCODE			Date	12/09/2023-16:18:26	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Madhukar Kokane	
Location PUNE				Flat/Block No.			
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount in Rs.	Road/Street			
0030072201 SEARCH FEE			300.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502023091206016	3079853864327
Cheque/DD No.				Bank Date	RBI Date	12/09/2023-16:18:34	15/09/2023
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		1013189 , 15/09/2023	

Department ID : 542930858

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
लादर चलन "ठारप आँफ पेमेंट" मर्यादा नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दरक्कासाठी लागू नाही.

Mobile No. : 9011048133

Signature Not Verified

Challan Defaced Details

Digital signature by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2023.11.24 19:37:49 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004201903202324	12/09/2023-16:38:06	IGR002	300.00
Total Defacement Amount					300.00

MH004464397202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Nov 2023	Receipt	Receipt no.: 1112970847
	Name of the Applicant :	Madhukar Kokane
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 54
	Period of search :	From :2021 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH004464397202324P		
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'.		



CHALLAN
MTR Form Number-6



Department ID : 615630531

Department ID : 615630531
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संसद चलान "टाइप ऑफ पेमेंट" मध्ये नमद कारणासाठीच लागू आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावाटी लागू नाही .

Mobile No : 9011048133

Signature Not Verified

Digitally signed by DS
DIRECTOR OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2023.11.24 19:35:58 IST
Reason: GRAS Secure Document

Challan Defaced Details

Date: 2023-11-01 9:35:58 IST Reason: GRAS Secure Document Location: India					
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002279165202324	30/06/2023-10:40:52	IGR002	300.00
Total Defacement Amount					300.00

MH011980491202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Nov 2023	Receipt	Receipt no.: 1111967185
	Name of the Applicant :	Madhukar Kokane
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 54
	Period of search :	From :2002 To :2021
	Received Fee :	500
<p>The above mentioned Search fee has been credited to government vide GRN no :MH011980491202021E</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p> <p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.</p>		



CHALLAN
MTR Form Number-6



GRN	MH011980491202021E	BARCODE			Date 22/02/2021-11:04:51	Form ID
Department Inspector General Of Registration			Payer Details			
Search Fee			TAX ID / TAN (If Any)			
Type of Payment Other Items			PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name		Madhukar Kokane	
Location PUNE			Flat/Block No.			
Year 2020-2021 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street			
0030072201 SEARCH FEE		750.00	Area/Locality			
			Town/City/District			
			PIN			
₹250			Remarks (If Any)			
₹500.00			Amount In		Seven Hundred Fifty Rupees Only	
		750.00	Words			
Payment Details CANARA BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02400412021022200244	1062202202102400244
Cheque/DD No.			Bank Date	RBI Date	22/02/2021-11:02:48	23/02/2021
Name of Bank			Bank-Branch		CANARA BANK	
Name of Branch			Scroll No. , Date		252 , 23/02/2021	

Department ID : 815564155

Mobile No. : 9730495967

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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावारी लागू नाही.

Signature Not Verified

Challan Defaced Details

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 02
Date: 2023-11-24 19:33:08 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		00056015272021	22/02/2021-11:20:24	IGR002	500.00
Total Defacement Amount					500.00

Madhukar Kokane

Advocate.

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E-mail :advmkokane@gmail.com

NOTICE / REPLY:
(RPAD)

Date: / /20

FORMAT – A
(Circular No.: 28 / 2021)

To,
MahaRERA,
Add. – Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051;

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to land bearing CTS No. 1924, admeasuring 4405.40 sq. mtr., (having its old S. No. 54, Hissa No. 1/6, admeasuring 00 H. 46 Ares), situated at village Mundhwa, Taluka Pune City, District Pune, (hereinafter referred as the said plot).

1. I have investigated the title of the said plot on the request of VISHAL ANJANI ASSOCIATES LLP, (Promoter and Builders), having its office at: 302, Vishal Ventila, S. No. 151, Near Noble Hospital, Hadapsar, Pune – 411 013, through its partners (a) MR. ARVINDBHAI MAVJIBHAI PATEL, (b) MR. HITESH ARVINDBHAI PATEL & (c) MR. KETANKUMAR RAVJIBHAI PATEL and following documents i.e. :-

1) Description of the property –

All that piece and parcel of the land bearing CTS No. 1924, admeasuring 4405.40 sq. mtr., (having its old S. No. 54, Hissa No. 1/6, admeasuring 00 H. 46 Ares), situated at village Mundhwa, Taluka Pune City, District Pune and same is within the jurisdiction of registration District Pune, Taluka Haveli & Sub-Registrar Haveli No. I to XXVIII and within the local limit of Pune Municipal Corporation, Pune and same is bounded as follows:-

ON OR TOWARDS THE:-

EAST	: By common land & Well,
SOUTH	: By property of Mr. Ramkishor Gupta, Mr. Sanjay Desai, Bahirmal & others,
WEST	: By Hadapsar – Mundhwa Road,
NORTH	: By property of Mrs. Pushpa Dnyaneshwar Gaikwad.

Alongwith all right, title and interest attached thereto;



2) The documents of allotment of plot –

It appears from the record that, Mr. Sadanand Shivram Kodre, Mr. Dhanaji Shivram Kodre, Mr. Tanaji Shivram Kodre, Smt. Nirmala Arvind Kodre, Mr. Jaydeep Arvind Kodre, Mrs. Savita Kalidas Gharmalkar, Mrs. Vrushali Navnath Lendghar, Mrs. Lata Shrikrushna Borawake & Mrs. Shakuntala Vasant Zagade are the absolute and legal owners of the land bearing CTS No. 1924, admeasuring 4405.40 sq. mtr., (having its old S. No. 54, Hissa No. 1/6, admeasuring 00 H. 46 Ares), situated at village Mundhwa, Taluka Pune City, District Pune and their name have been recorded to 7/12 extract & CTS extract of the said property as owners & occupiers thereof;

It further appears from the record that, name of Mr. Sopana Tatya Kodre has been recorded to other right column of 7/12 extract of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune as tabegahan executants and he died back 02 years, leaving behind sons namely Genu, Sadhu, Mahadu, Pandu, Parsu & Shivram Sopana Kodre and name of Mr. Genu Sopana Kodre has been recorded to 7/12 extract of the said landed properties, as Manager of Undivided Family and accordingly necessary mutation entry bearing no. 1257 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Harilal Motiram Gujrathi is owner & occupier of shop namely Chunilal Motiram, has obtained court order against Genu Sopana Kodre, Sahadu Sopana Kodre, Mahadu Sopana Kodre, Pandurang Sopana Kodre, Parashram Sopana Kodre & Shivram Sopana Kodre and thereafter, he has submitted Darkhast No. 738/1943 before the Hon'ble Court and as per said darkhast, the occupiers of the landed properties as mentioned in present mutation entry i.e. abovesaid persons have paid Rs. 6,000/- on 17/07/1944 and get executed necessary receipt and same has been registered on 30/09/1944 and thereafter, Mr. Pandurang Sopana Kodre has given application and by considering the said application & receipt, name of Mr. Genu Sopana Kodre has been removed/deleted from other right column of 7/12 extract of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 1417 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre has executed E-karar in favour of Mundhwa Co-op. Cre. Society in respect of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and created charge & liability of the same in & upon the said properties and accordingly necessary mutation entry bearing no. 2075 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, name of Genu Sopana Kodre has been recorded to the land bearing S. No. 54/1/1/2 as owner & occupier thereof and name of Genu, Sahadu, Mahadu, Pandurang, Parashram & Shivram Sopana Kodre have been recorded to the land bearing S. No. 54/1/4 & 54/1/6 as owners & occupiers thereof, but only Mr. Shivram Sopana Kodre has cultivating the said landed properties under 'Ek Riti', thereof, name of Mr. Shivram Sopana Kodre has recorded / continued as owner & occupier of the said landed properties and name of abovesaid other persons have been removed/deleted and also name protected tenant Mr. Sakharam Kundalik Kodre has been removed/ deleted from other right column of the land bearing S. No. 54/1/4 & S. No. 54/1/6 and accordingly necessary mutation entry bearing no. 2167 has been effected in the village record and same is certified by the circle officer Yerwada;



Madhukar Kokane

Advocate:

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NOTICE / REPLY: (RPAD)

Date: / /20

It further appears from the record that, Mr. Shivram Sopana Kodre has executed E-karar in favour of Mundhwa Co-op. Cre. Society in respect of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and created charge & liability of the same in & upon the said properties and accordingly necessary mutation entry bearing no. 2308 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre has got tagai amount for the electric motor & pipeline in respect of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 2576 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre has executed E-karar in favour of Mundhwa Vi. Ka. S. Society in respect of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and created charge & liability of the same in & upon the said properties and accordingly necessary mutation entry bearing no. 2934 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, as per the order of the State of Maharashtra the implementation of the Weight and Measurement Implementation Act 1958 has been carried out to the said village and as per Special District Inspector of Land Record necessary changes as regard the system thereof has been given to the 7/12 extract and the record of the village properties and necessary mutation entry bearing No. 3083 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre has executed E-karar in favour of Mundhwa Vi. Ka. S. Society in respect of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and created charge & liability of the same in & upon the said properties and accordingly necessary mutation entry bearing no. 3192 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre has obtained loan of Rs. 7,200/- from Bank of Maharashtra by mortgaging the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and executed Mortgage Deed in favour of the said bank on 24/04/1973 and created charge & liability of the same in & upon the said properties and accordingly necessary mutation entry bearing no. 3384 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre has repaid the loan of Mundhwa Bigarsheti Sahakari Society and the said society has been given necessary certificate as regard the same and as per the said certificate, the said charge & liability has been removed / deleted from other right column of 7/12 extract of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing



no. 3507 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Sadanand Shivram Kodre has submitted an application and letter of Bank of Maharashtra, Branch – Mundhwa, Pune and requested to remove/delete the charge & liability of Bank of Maharashtra from other right column of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and by considering the said bank letter, the charge of the said bank has removed / deleted from other right column of 7/12 extract of the said properties and accordingly necessary mutation entry bearing no. 6074 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Shivram Sopana Kodre died on 28/04/2002, leaving behind sons namely Mr. Arvind Shivram Kodre, Mr. Sadanand Shivram Kodre, Mr. Dhananjay Shivram Kodre & Mr. Tanaji Shivram Kodre and married daughters namely Mrs. Lata Shrikrushna Borawake & Mrs. Shalan Vasantrao Zagade and widow namely Smt. Muktabai Shivram Kodre as absolute legal heirs and their name have been recorded to 7/12 extract of the land bearing S. No. 54/1/6 & other properties of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 8024 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, those the lands which are using under NA purposes and which are within the limits of Municipal Corporation, are having both 7/12 extract and CTS/property extract, therefore, as per order given by City Survey Officer No. 2, Pune City vide their outward no. 652 no. N.Bhu/Duheri Nond Band/Mundhwa/2018, dated – 17/05/2018, read with letter given by Tahasildar Pune City vide no. Hakkanondani/kavi/539/18, dated – 17/05/2018, the 7/12 extract of such properties (including 7/12 extract of the subjected land) are closed and effect of the same has been given to the village record and accordingly necessary mutation entry bearing no. 13911 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Mr. Arvind Shivram Kodre died on 12/08/2019, leaving behind widow namely Smt. Nirmala Arvind Kodre, son namely Mr. Jaydeep Arvind Kodre and married daughters namely Mrs. Savita Kalidas Gharmalkar & Mrs. Vrushali Navnath Lendghar as his absolute legal heirs and their name have been recorded to 7/12 extract of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 15402 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, Smt. Muktabai Shivram Kodre died on 06/05/2013, leaving behind sons namely Mr. Tanaji Shivram Kodre, Mr. Dhanaji Shivram Kodre, Mr. Sadanand Shivram Kodre & Late Arvind Shivram Kodre (died on 12/08/2019), and married daughters namely Mrs. Lata Shrikrushna Borawake & Mrs. Shalan Vasantrao Zagade as her absolute legal heirs and their name have been recorded to 7/12 extract of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 15403 has been effected in the village record and same is certified by the circle officer Yerwada;



Madhukar Kokane

Advocate.

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It further appears from the record that, Mr. Tanaji Shivram Kodre has repaid the tagai amount of electric motor & pipeline alongwith interest & charges thereon to Mundhwa Vi.Ka.Seva Sah. Society Ltd., and therefore, as per the letter/certificate, dated - 14/07/2023 issued by the said society, the charge of said tagai amount has been removed from 7/12 extract of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 15404 has been effected in the village record and same is certified by the circle officer Yerwada;

It further appears from the record that, as per Gazette No. P-1626557, Mr. Dhananjay Shivram Kodre has changed his name as 'Mr. Dhanaji Shivram Kodre' instead of 'Mr. Dhananjay Shivram Kodre' and accordingly necessary mutation entry bearing no. 15428 has been effected on 7/12 extract of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and same is certified by the circle officer Yerwada;

It further appears from the record that, as per Gazette No. P-2113216, Mrs. Shalan Vasantrao Zagade has changed her name as 'Mrs. Shakuntala Vasant Zagade' instead of 'Mrs. Shalan Vasantrao Zagade' and accordingly necessary mutation entry bearing no. 15452 has been effected on 7/12 extract of the land bearing S. No. 54/1/6 & other property of village Mundhwa, Taluka Pune City, District Pune and same is certified by the circle officer Yerwada;

It further appears from the record that, as per circular issued by Jamabandi Aayukta and Sanchalak Bhumi Abhilekh (State of Maharashtra) Pune, vide no. NA.Bhu./Mi.P. Akshari Nond/2015 Pune, dated – 16/02/2015, the area of the property card / CTS extract of Mundhwa, Pune has been mentioned in words and accordingly necessary mutation entry bearing no. 326 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, as per order given by Tahasildar Pune City, Pune vide no. Hakkanondani/Kavi/539/2018, dated – 17/05/2018, the Gaon Kamgar Talathi has closed the 7/12 extract of the land bearing S. No. 54/1/6 and the entries of said 7/12 extract have been recorded on CTS extract / property card of CTS No. 1924, therefore, name of Mr. Arvind Shivram Kodre, Mr. Sadanand Shivram Kodre, Mr. Dhananjay Shivram Kodre, Mr. Tanaji Shivram Kodre, Mrs. Lata Shrikrushna Borawake, Mrs. Shalan Vasantrao Zagade & Smt. Muktabai Shivram Kodre have been recorded as owner & occupier of land admeasuring 4600 sq. mtr., and accordingly necessary mutation entry bearing no. 662 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, Smt. Muktabai Shivram Kodre died on 06/05/2013 and name of the legal heirs has already recorded to property extract, therefore, name of the deceased person has been removed / deleted from the property extract of CTS No. 1924 & others of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 665 has been effected in the village record and same is certified by the City Survey Officer No. 2;



It further appears from the record that, Mr. Arvind Shivram Kodre died on 02/08/2019, leaving behind widow namely Smt. Nirmala Arvind Kodre, son namely Mr. Jaydeep Arvind Kodre and daughters namely Mrs. Savita Kalidas Gharmalkar & Mrs. Vrushali Navnath Lendghar and name of the said legal heirs have been recorded to property extract of CTS No. 1924 & others of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 666 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, as per Gazette No. P-2113216, Mrs. Shalan Vasantrao Zagade has changed her name as 'Mrs. Shakuntala Vasant Zagade' instead of 'Mrs. Shalan Vasantrao Zagade' and accordingly necessary mutation entry bearing no. 998 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, as per Gazette No. P-1626557, Mr. Dhananjay Shivram Kodre has changed his name as 'Mr. Dhanaji Shivram Kodre' instead of 'Mr. Dhananjay Shivram Kodre' and accordingly necessary mutation entry bearing no. 1006 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, as per order given by City Survey Officer No. 2, Pune City, bearing no. N.Bhu.A.Kra. 2, Pune/P.Bhu. 8/Ba.Kra. 140/2021, dated - 12/10/2021, name of Mrs. Savita Kalidas Gharmalkar has been corrected and accordingly necessary mutation entry bearing no. 1069 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, as per order given by City Survey Officer No. 2, Pune City, bearing no. N.Bhu.A.Kra. 2, Pune/P.Bhu. 8/Ba.Kra. 139/2021, dated - 12/10/2021, name of Mrs. Vrushali Navnath Lendghar has been changed as 'Mrs. Vrushali Navnath Lendghar' instead of 'Mrs. Vrushali Navnath Lenddhar' and accordingly necessary mutation entry bearing no. 1070 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, while preparing city survey map of the CTS No. 1924, the mistakes has been done in number on property card without changing the boundaries and as per order given by Collector Pune, bearing no. Ji.A.Bhu.A./Kavi 1658/N.Bhu.A.Kra. 2 Pune/Kshe.Du./SR 08/2022, dated - 25/08/2023, same has been corrected as 4405.40 sq. mtr. instead of 3500.00 sq. mtr., on property card without changing the boundaries, and accordingly necessary mutation entry bearing no. 1636 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, in the online E.P.C.I.S. system, due to mistake & oversight the bracket falls to the area admeasuring 4600 sq. mtr., alongwith name of Late Muktabai Shivram Kodre in the property extract of CTS No. 1924, therefore, as per the order of City Survey Officer No. 2, bearing no. N.Bhu.A.2,Pune/Kalam 155/Mundhwa/ S.R. No. 10/2023, dated - 16/10/2023, the said bracket has been removed and as per the mutation entry no. 665, dated - 30/12/2019, the bracket falls / remain to name of Late Muktabai Shivram Kodre and accordingly necessary mutation entry bearing no. 1683 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from the record that, as per the order of City Survey Officer No. 2, bearing no. N.Bhu.A.2,Pune/P.Bhu. 8/Mundhwa/E.Ba.Kra. 85/2023, dated - 30/11/2023 and as per the letter/certificate, dated - 01/03/2021 issued by Mundhwa

Madhukar Kokane

Advocate.

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NOTICE / REPLY: (RPAD)

Date: / /20

Vi.Ka.Seva Sah. Society Ltd., the charge of tagai amount has been removed from the CTS extract of the said property of village Mundhwa, Taluka Pune City, District Pune and accordingly necessary mutation entry bearing no. 1729 has been effected in the village record and same is certified by the City Survey Officer No. 2;

It further appears from record that, the Public Notice in respect of said land was published in newspaper daily Prabhat, Pune on 26/01/2021 and in newspaper Indian Express on 28/01/2021 by me and called the objection/s from public at large and during the notice period no person/s has/have taken any objection/s as regard the same and I have issued necessary certificate on 23/02/2021 as regard the same;

It further appears from record that, the owner said landed property Mr. Sadanand Shivram Kodre & others have executed Joint Development Agreement and Irrevocable Power of Attorney in favour of VISHAL ANJANI ASSOCIATES LLP (Promoter & Builders), through its partners Mr. Arvindbhai Mavjibhai Patel & others in respect of the said land on 10/11/2021 and said documents have been registered before the Sub-Registrar Haveli No. X at serial nos. 25051/2021 & 25052/2021 respectively and granted the development rights to the said Promoter & Builders;

It further appears from record that, Mrs. Padma Sadanand Kodre & others have executed Irrevocable Power of Attorney in respect of the said land in favour of Mr. Sadanand Shivram Kodre on 10/11/2021 and said document has been registered before the Sub-Registrar Haveli No. X at serial nos. 25053/2021 and authorized them to make compliance of the terms & conditions of above mentioned Joint Development Agreement, dated - 10/11/2021;

It further appears from the record that, the land owners through their power of attorney holder (i.e. the Promoter & Builders) have preferred the application to the Tahasildar, Pune City on 30/10/2023 to change the use of the said land and also to fix the non-agricultural occupancy price of the said land and said authority after considering all legal aspect has issued necessary order as regard the same, vide their outward/letter no. Jamin/SR/28/2023, dated – 21/11/2023;

It further appears from the record that, the Promoter and Builders have submitted the building plan of the proposed construction, to the Pune Municipal Corporation for its approval & sanction and said authority after considering all legal aspect has approved & sanction the same and issued Commencement Certificate bearing no. CC/1595/23, dated – 09/10/2023 and allowed to construct the multistoried building/s in and upon the said landed property as per approved & sanctioned plan of the PMC.

3) 7/12 extract & Mutation Entry –

- 7/12 extract of the land bearing S. No. 54, Hissa No. 1/6 of village Mundhwa, Taluka Pune City, District Pune, issued by Talathi Mundhwa, Taluka Pune City, District Pune, dated – 04/11/2019, 26/06/2023 & 28/10/2023 and CTS extract, dated – 19/10/2023 (digital);

b) Mutation Entry Nos. 1257, 1417, 2075, 2167, 2308, 2576, 2934, 3083, 3192, 3384, 3507, 6074, 8024, 13911, 15402, 15403, 15404, 15428, 15452, 326, 662, 665, 666, 998, 1006, 1069, 1070, 1636, 1683 & 1729

4) Search report for 30 years from 1994 till 2023

2. 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 the title of the following owner and the Promoter & Builders is clear, marketable and without any encumbrances.

Owner and the Promoter & Builders of the land –

- (1) Mr. Sadanand Shivram Kodre, Mr. Dhanaji Shivram Kodre, Mr. Tanaji Shivram Kodre, Smt. Nirmala Arvind Kodre, Mr. Jaydeep Arvind Kodre, Mrs. Savita Kalidas Gharmalkar, Mrs. Vrushali Navnath Lendghar, Mrs. Lata Shrikrushna Borawake & Mrs. Shakuntala Vasant Zagade are owners of the land bearing CTS No. 1924, admeasuring 4405.40 sq. mtr., (having its old S. No. 54, Hissa No. 1/6, admeasuring 00 H. 46 Ares) of village Mundhwa, Taluka Pune City, District Pune;
- (2) Vishal Anjani Associates LLP, through its partners (a) Mr. Arvindbhai Mavjibhai Patel, (b) Mr. Hitesh Arvindbhai Patel & (c) Mr. Ketankumar Ravjibhai Patel is Promoter & Builders of the land bearing CTS No. 1924, admeasuring 4405.40 sq. mtr., (having its old S. No. 54, Hissa No. 1/6, admeasuring 00 H. 46 Ares) of village Mundhwa, Taluka Pune City, District Pune;
- (3) Qualifying comments / remarks – the said land is free from all encumbrances;

3. The report reflecting the flow of the title of the Mr. Sadanand Shivram Kodre, Mr. Dhanaji Shivram Kodre, Mr. Tanaji Shivram Kodre, Smt. Nirmala Arvind Kodre, Mr. Jaydeep Arvind Kodre, Mrs. Savita Kalidas Gharmalkar, Mrs. Vrushali Navnath Lendghar, Mrs. Lata Shrikrushna Borawake & Mrs. Shakuntala Vasant Zagade as land owners and Vishal Anjani Associates LLP, through its partners (a) Mr. Arvindbhai Mavjibhai Patel, (b) Mr. Hitesh Arvindbhai Patel & (c) Mr. Ketankumar Ravjibhai Patel as Promoter & Builders of the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 07/12/2023



Madhukar Kokane
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NOTICE / REPLY: (RPAD)

Date: / /20

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

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract –

7/12 extract of the land bearing S. No. 54, Hissa No. 1/6 of village Mundhwa, Taluka Pune City, District Pune, issued by Talathi Mundhwa, Taluka Pune City, District Pune, dated – 04/11/2019, 26/06/2023 & 28/10/2023 and CTS extract, dated – 19/10/2023 (digital);

Mr. Sadanand Shivram Kodre, Mr. Dhanaji Shivram Kodre, Mr. Tanaji Shivram Kodre, Smt. Nirmala Arvind Kodre, Mr. Jaydeep Arvind Kodre, Mrs. Savita Kalidas Gharmalkar, Mrs. Vrushali Navnath Lendghar, Mrs. Lata Shrikrushna Borawake & Mrs. Shakuntala Vasant Zagade are the owners of the said land and their name have been recorded to 7/12 extract & CTS extract of the said land as owners thereof and Vishal Anjani Associates LLP, through its partners (a) Mr. Arvindbhai Mayjibhai Patel, (b) Mr. Hitesh Arvindbhai Patel & (c) Mr. Ketankumar Ravjibhai Patel is Promoter & Builders of the said land and they have right to construct the multistoried buildings on ownership basis in & upon the said land;

2) Mutation Entry Nos. –

1257, 1417, 2075, 2167, 2308, 2576, 2934, 3083, 3192, 3384, 3507, 6074, 8024, 13911, 15402, 15403, 15404, 15428, 15452, 326, 662, 665, 666, 998, 1006, 1069, 1070, 1636, 1683 & 1729

3) Search report for 30 years from 1994 to 2023 taken from E-search through paid search facility by the following challan / receipt –

The online Search Challan, having its GRN No. MH011980491202021E, Receipt No. 1111967185, dtd:- 22/02/2021 and GRN No. MH004464397202324P, Receipt No. 1112970847, dtd:- 30/06/2023 and GRN No. MH008021687202324P, Receipt No. 1113076823, dtd:- 12/09/2023

4) Any other relevant title – No

5) Litigations if any – No

Date : 07/12/2023



Madhukar Kokane

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