

Tekehand M. Sorte

B.Sc., LL.B

Advocate



202, Rekson Chambers, 59/60/61,

L. B. S. Road, Sadashiv Peth,

Pune - 30, Ph - 9850000465

Search and Title Report

1) Introduction :

My Client M/s Mihir Projects & M/s Mihir Synthetics both represented through its partner Mr. Mahendra Fakirchand Sabadra Residing at, Prabhat Road, Pune has requested me to verify the title of the below described property for last 30 years. Accordingly I investigated and took search in the office of sub-registrar for the period of 1993 to 2022 further I Investigated the title document made available to me. On the basis of search in the Sub-registrar office and title document made available to me. I issued this search and title a report which is as follows.

2) Description of Property :

All that piece and parcel of land situated at revenue Village Wakad, Tal. Mulshi, Dist. Pune and within jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Haveli Pune, and within the local limits of Pimpri Chinchawad Municipal Corporation which is described as follows -

- A) Survey No. 153/1/A, admeasuring area 00 Hectare 26.05 Aar out of land area admeasuring about 00 H 62 R i.e., 6200 Sq. Meter owned by M/s Mihir Projects through partner Amit Sancheti & Mahendra Sabadra.
- B) Survey No. 153/20, admeasuring area about 00 H 10 Aar i.e., 1000 Sq. Meter
- C) Survey No. 153/21, admeasuring area about 00 H 09 Aar i.e., 900 Sq. Meter
- D) Survey No. 153/22, admeasuring area about 00 H 31 Aar i.e., 3100 Sq. Meter
- E) Survey No. 153/24, admeasuring area about 00 H 18 Aar i.e., 1800 Sq. Meter
- F) Survey No. 153/27, admeasuring area about 00 H 02 Aar i.e., 200 Sq. Meter
- G) Survey No. 153/31, admeasuring area about 00 H 04 Aar i.e., 400 Sq. Meter
- H) Survey No. 153/33, admeasuring area about 00 H 12 Aar i.e., 1200 Sq. Meter
- I) Survey No. 153/34, admeasuring area about 00 H 12 Aar i.e., 1200 Sq. Meter
- J) Survey No. 153/35, admeasuring area about 00 H 24 Aar i.e., 2400 Sq. Meter

The entire land totally admeasuring 01 H 48.05 R i.e., 14805 Sq. Meter is bounded as under:-

- | | |
|---------------------|---|
| On or towards East | : By S No. 153/1/A & 18 Meter D P Road. |
| On or towards South | : By S No. 156, Wakad & land of Kaspate |
| On or towards West | : By S No. 153 (part) Wakad. |
| On or towards North | : By S No. 153 (part) Wakad & Land of Kalate brothers |



The land mention hereinabove i.e. S.No. 153/1/A (part), 153/20, 153/21, 153/22, 153/24, 153/27, 153/31, 153/33, 153/34, 153/35 totally admeasuring 14805 Sq. Meter i.e., 01 H 48.05 R shall hereinafter be called to or referred as "The said entire Property".

3) History of Title -

A) Title description of Survey No. 153/1/A, admeasuring area 00 Hectare 35.95 Aar out of land area admeasuring about 00 H 62 R i.e., 6200 Sq. Meter.

- 1) The said land survey No. 153/1/A was originally owned by Maruti Yesu Wakadkar before 1949.
- 2) Mr. Maruti Yesu Wakadkar died intestate on date 30/10/1949 leaving behind him Vithoba Maruti Wakadkar as only legal heir and his name entered into 7/12 extract by mutation entry No. 1027 dated 18/03/1950.
- 3) The said land was "Patil Vatan" hence after implementation of Maharashtra Vatan Abolition Act, 1962 the said vatan was abolished and name of government was recorded and watandar Vithoba Maruti Wakadkar did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1652 dated 30/07/1953.
- 4) The watandar Vithoba Maruti Wakadkar has paid occupancy charges hence the said land was regrant on new tenure and keeping remark as "liable to pay 50% Nazarana in case of non agriculture purpose" in the other rights column by mutation entry No. 1962 dated 05/08/1970.
- 5) The weights and measurement Act, 1956 and Indian Coinage Act, 1955 was implemented according the area of said land converted into Hectare-Aar vide mutation entry No. 2011 dated 02/12/1970.
- 6) In the year 1986 some of the land acquired for the purpose of Mumbai - Pune National Highway No. 4 in village wakad but this survey number was not affected but entry in this respect seen on 7/12 extract vide mutation entry No. 3517 datted 01/02/1988.
- 7) The land owner Vithoba Maruti Wakadkar died intestate on date 14/11/1995 leaving behind him Kalavati Vithoba Wakadkar - Wife, Two son namely - Dnyanoba Vithoba Wakadkar & Vilas Vithoba Wakadkar, and three married daughter namely - Venubai Sopan Yewale, Mrs. Leelabai Tukaram Jadhav & Kanhopatra Trimbak Kanse and their names entered vide mutation entry No. 5605 dated 21/12/1995.
- 8) The three married daughter Venubai Sopan Yewale, Mrs. Leelabai Tukaram Jadhav & Kanhopatra Trimbak Kanse has released her rights in favour of Dnyanoba Vithoba Wakadkar & Vilas Vithoba Wakadkar by registered release



deed dated 05/09/2000 which is registered in the O/o Sub Registrar Haveli on Sr. No. 4247/2000 and said release deed did not recorded and names of daughter did not removed from 7/12 extract vide mutation entry No. 8347 dated 06/10/2000 as it is not yet certified due to complaint.

- 9) The land owners Kalawati Vithoba Wakadkar Dnyanoba Vithoba Wakadkar, Jijabai Dnyanoba Wakadkar, Santosh Dnyanoba Wakadkar, Mrs Archana Santosh Wakadkar, Sachin Dnyanoba Wakadkar, Sandeep Dnyanoba Wakadkar, Vilas Vithoba Wakadkar, Vimal Vilas Wakadkar, Venubai Sopan Yewale, Mrs. Leelabai Tukaram Jadhav & Kanhopatra Trimbak Karase has assigned development rights in respect of land admeasuring 00 Hectare 62 Aar in favour of M/s Vyankatesh Developers, through its partners Mr. Shirish Nerkar, Mr. Vitthal Khankari by registered development Agreement dated 28/08/2006 which is registered in the O/o Sub Registrar Haveli No. 18 Pune on Sr. No. 6055/2006.
- 10) M/s Vyankatesh Developers, through its partners Mr. Shirish Nerkar, Mr. Vitthal Khankari could not develop the land hence they assigned and transfereed development rights in favour of M/s Mihir Projects a registered partnership firm by registered deed of assignment of development rights and power of attorney dated 30/09/2006 which is registered in the O/o Sub Registrar Haveli No. 20 Pune on Sr. No. 7241/2006 & 7242/2006 respectively.
- 11) Since the partner of M/s Mihir Projects was duly authorized to sell and convey the said land hence vide sale deed dated 31/12/2012 on behalf of all the owners of ssaid land Mr. Amit Sancheti a partner of said M/s Mihir Projects sold and transferred said land to and in favour of M/s Mihir Projects. The said sale deed is duly registered in the O/o Sub Registrar Haveli No. 15 Pune on Sr. No. 11474/2012. Accordingly by mutation entry No. 14160 dated 07/02/2012 name of M/s Mihir Projects entered in the record of rights and 7/12 extract of said land.
- 12) The land owner M/s Mihir projects has converted the said land into old tenure by paying 50% of market value as nazarana and vide order of Tahsildar Mulshi dated 17/12/2012 bearing No. Watan/SR/47/2012 the new tenure of land has converted into old tenure to the extent of 00 H 62 Aar, the effect has been given vide mutation entry No. 14157.
- 13) By mutation entry No. 15687 dated 22/07/2018, according to this mutation entry name spelling has been corrected in the 7/12 extract of M/s Mihir Projects.
- 14) By mutation entry No. 16688 dated 10/02/2020 - According to this mutation entry, encumbrance of stamp duty along with penalty of Rs. 12,12,118/- has been filed in the other rights column of the 7/12 extract on the share of M/s. Mihir Synthetics, said encumbrance seen to be deleted by mutation entry No. 16896.



- 15) By mutation entry No. 16913 dated 19/02/2021 - According to this mutation entry the encumbrance of Rs. 12 Crore of State Bank of India has been recorded in the other rights column vide registered mortgage deed dated 30/12/2020 which is registered in the O/o Sub Registrar Haveli No. 15 on Sr. No. 16632/2020. said encumbrance seen to be deleted by mutation entry No. 17359 dated 02/05/2022.
 - 16) By mutation entry No. 17359 dated 02/05/2022 - According to this mutation entry the encumbrance of Rs. 12 Crore of State Bank of India has been deleted from the other rights column vide registered reconveyance deed dated 20/04/2022 which is registered in the O/o Sub Registrar Haveli No. 23 on Sr. No. 9012/2022.
 - 17) By mutation entry No. 17435 dated 10/07/2022 - According to this mutation entry the encumbrance of Rs. 30 Crore of Aditya Birla Finance Limited Goregaon Mumbai has been recorded in the other rights column vide registered mortgage deed dated 22/03/2022 which is registered in the O/o Sub Registrar Haveli No. 11 on Sr. No. 9079/2022.
 - 18) M/s Mihir Projects represented through their partner Mr. Mahendra Fakirchand Sabadra & Mr. Amit S. Sancheti got converted the land admeasuring 35.95 Aar out of said land into non agriculture use for commercial purpose vide NA order dated 11/11/2019 issued by Collector, Pune bearing NA order Kra/Mulshi/NA/SR/56/2019 further they sanctioned the proposed building plan vide Commencement Certificate No. BP/Wakad/82/2022 dated 01/06/2022 issued by Pimpri Chinchwad Municipal Corporation accordingly they have absolute right, title and interest to sell, mortgage the entire units (except sold units) in the building sanctioned by PCMC.
- Other transaction on the 7/12 extract-
- 19) Paramount infrastructure through Sheetal Kishanchand Tejawani has registered lies pendency vide document No. 2406/2008 in respect of Spl C S No. 2130/2006 pending before CJSD Pune, the lies pendency has been mutated vide this mutation entry No. 11330 dated 26/03/2008.
 - 20) Sheetal Kishanchand Tejawani has purchased land admeasuring 00 H 60 Aar out of S No. 153/1A from Dnyanoba Vithoba Wakadkar represented through court commissioner Dattatray Balkrushna Kulkarni by registered Sale deed dated 30/12/2009 which is registered in the O/o Sub Registrar Haveli No. 18 on Sr. No. 6754/2009 accordingly vide mutation entry No. 12309 dated 14/01/2010 name of purchaser mutated to the 7/12 extract.
 - 21) Sheetal Kishanchand Tejawani has sold land admeasuring 00 H 30 Aar out of land adm 00 H 60 Aar out of S No. 153/1A to Mr Vinay Aranha by registered Sale deed dated 17/07/2010 which is registered in the O/o Sub Registrar Haveli No.



18 on Sr. No. 6407/2010 accordingly vide mutation entry No. 12704 dated 26/07/2010 name of purchaser mutated to the 7/12 extract.

22) Sheetal Kishanchand Tejwani has sold land admeasuring 00 H 30 Aar out of land adm 00 H 60 Aar out of S No. 153/1A to Sandhya Suryavanshi by registered Sale deed dated 20/07/2010 which is registered in the O/o Sub Registrar Haveli No. 18 on Sr. No. 6503/2010 accordingly vide mutation entry No. 13112 dated 18/02/2011 name of purchaser mutated to the 7/12 extract.

23) Sachin Dnyanoba Wakadkar, Sandeep Dnyanoba Wakadkar has registered lies pendency vide document No. 2598/2011 in respect of Spl C S No. 1155/2010 pending before CJSD Pune, the lies pendency has been mutated vide this mutation entry No. 14556 dated 13/02/2014.

24) By mutation entry No. 15994 dated 03/11/2017 - According to this mutation entry the encumbrance of Rs. 16 Crore of The Seva Vikas Co-Op Bank Ltd, Pimpri Pune has been recorded in the other rights column vide registered mortgage deed dated 28/03/2017 which is registered in the O/o Sub Registrar Haveli No. 17 on Sr. No. 2116/2017 in respect of loan obtained by Renuka Lawns through partner Sagar Maruti Suryavanshi, Shital Kishanchand Tejwani alias Shital Sagar Suryavanshi, consented by Raja Suryavanshi, Vikrant Raja Suryavanshi, Vinay Vivek Aranha. The loan is seen to be obtained on the share of Vinay Aranha and Sandhya Suryavanshi.

25) By mutation entry No. 16389 dated 12/02/2019 - According to this mutation entry, the name of 1) Vilas Vithoba Wakadkar 2) Renubai Sopan Yeole 3) Lilabai Tukaram Jadhav 4) Kanhopatra Trimbak Kanse 5) Kalawati Vithoba Wakadkar has been mutated to the 7/12 extract along with Vinay Aranha and Sandhya Suryavanshi in their share.

26) By mutation entry No. 17424 dated 29/06/2022, by virtue of this mutation entry and as per order of Deputy Collector Land acquisition No. 13 Pune in RTS Appeal No. 121/2020 the position prior to mutation entry No. 1389 has been restored by deleting mutation entry No. 16389.

B) Title description of Survey No. 153/20, admeasuring area about 00 H 10 Aar i.e., 1000 Sq. Meter.

1) The said land survey No. 153/20 was originally owned by Mr Govind Narayan Bhandare. As per village Falni No 12/1933 the said land came to the ownership of Mr Govind Narayan Bhandare, accordingly his name has been recorded vide this mutation entry No. 7 dated 23/03/1935.



- 2) Mutation Entry No. 1176 dated 17/12/1951:- According to this mutation this survey number is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 3) The said land was "Patil Vatan" hence after implementation of Maharashtra Vatan Abolition Act, 1962 the said vatan was abolished and name of government was recorded and watandar Mr Govind Narayan Bhandare did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1652 dated 30/07/1953.
- 4) The said land was vatan land hence after implementation of Maharashtra Vatan Abolition Act, 1962 the said vatan was abolished and name of government was recorded and watandar Mr Govind Narayan Bhandare did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1845 dated 31/05/1968.
- 5) The watandar Mr Govind Narayan Bhandare has paid occupancy charges hence the said land was regrant on new tenure and keeping remark as "liable to pay 50% Nazarana in case of non agriculture purpose" in the other rights column by mutation entry No. 1952 dated 0/07/1970.
- 6) The weights and measurement Act, 1956 and Indian Coinage Act, 1955 was implemented according the area of said land converted into Hectare-Aar vide mutation entry No. 2011 dated 02/12/1970.
- 7) Mr Govind Narayan Bhandare died intestate on 27/07/1971 leaving behind him three son namely 1) Mr Purushottam Alias Parashram Govind Bhandare 2) Mr Gangaram Govind Bhandare 3) Mr Tulshiram Govind Bhandare and two married daughters namely 1) Mrs Mainabai Ganpat Shedge 2) Mrs. Parvatibai Tukaram Hinge and the name of elder son Parashram being karta of family/HuF mutated vide mutation entry No. 2108 dated 13/02/1973.
- 8) In the year 1986 some of the land acquired for the purpose of Mumbai - Pune National Highway No. 4 in village wakad but this survey number was not affected but entry in this respect seen on 7/12 extract vide mutation entry No. 3517 datted 01/02/1988.
- 9) One married daughter Mrs Mainabai Alias Sonabai Ganpat Shedge died intestate on 07/02/2012 survived by only son named as Mr. Krishnaji Ganpat Shedge and his name recorded to the 7/12 extract vide mutation entry No. 14836 dated 17/12/2014.
- 10) The land owners 1) Parsharam alias Parshuram Govind Bhandare 2) Shantaram Parshuram Bhandare 3) Nilesh Shantaram Bhandare 4) Goraknath Parshuram Bhandare 5) Pankaj Goraknath Bhandare 6) Ashok Parshuram Bhandare 7) Tulshiram Govind Bhandare 8) Kashibai Tulshiram Bhandare 9) Dattatray Tulshiram Bhandare 10) Nalini Pandurang Nimhan 11) Mrs Shashikala Alias



Vandana Ramesh Tapkir 12) Krishnaji Ganpat Shedge 13) Parvatibai Tukaram Hinge has sold and assigned said land to Mr. Mahendra Fakirchand Sabadra vide registered sale deed dated 20/12/2013 which is registered in the O/o Sub Registrar Haveli No. 15 on Sr No. 2042/2014 on date 21/08/2014, the said sale deed effected vide mutation entry No. 14742 dated 12/09/2014.

- 11) The land owner Mr Mahendra Sabadra has converted the said land into old tenure by paying 50% of market value as nazarana and vide order of Tahsildar Mulshi dated 17/12/2012 bearing No. Watan/Kavi/15/2022 the new tenure of land has converted into old tenure, the effect has been given vide mutation entry No. 17454 dated 19/07/2022. The remark in respect of difference of Nazrana has been entered in the other rights column.
- 12) Mr. Ashok Parshuram Bhandare the son of Parsharam Alias Parshuram Govind Bhandare was executed sale deed dated 20/12 2013 but did not come for registration hence within stipulated time period hence he made and executed supplementary sale deed on date 04/09/2014 which is duly registered in the O/o Sub Registrar Haveli No. 15 Pune.
- 13) 1) Mr. Gangaram Govind Bhandare 2) Vijay Gangaram Bhandare for self and guardian/father minor Ku. Vishakha and Ku. Sejal has given consent to the sale deed dated 20/12 2013 registered on Sr No. 2042/2014 by executing Consent deed on date 20/06/2016 which is duly registered in the O/o Sub Registrar Haveli No. 15 Pune on Sr No. 4637/2016 accordingly name of Gangaram Govind Bhandare has been deleted from the 7/12 extract by mutation entry No. 15263 dated 25/08/2016.
- 14) In this way Mr Mahendra Fakirchand Sabadra became absolute owner of said land.

C) Title description of Survey No. 153/21, admeasuring area about 00 H 09 Aar i.e., 900 Sq. Meter & Survey No. 153/22, admeasuring area about 00 H 31 Aar i.e., 3100 Sq. Meter.

- 1) The said land survey No. 153/21 was originally owned by Mr Dinkar Bala Kalate, accordingly his name has been seen to be recorded to the 7/12 extract.
- 2) The said land survey No. 153/22 was originally owned by Mr Dagdu Hari Kalate, accordingly his name has been seen to be recorded to the 7/12 extract.
- 3) Mr Dagdu Hari Kalate died on date 30/09/1942 survived by four son namely 1) Yshwant Dagdu Kalate 2) Mr Ramchandra Dagdu Kalate 3) Bhagwant Dagdu Kalate 4) Dinkar Dagdu Kalate and name of elder son Yashwant Dagdu Kalate was entered as karta of HUF vide mutation entry No. 834 dated 16/10/1942.



- 4) Mr Dinkar Bala Kalate by registered sale deed dated 18/01/1950 sold and transferred said land survey No. 153/21 to Mr Bhagwant Alias Bhagwan Dagdu Kalate and the name of purchaser vide mutation entry No. 1044 dated 27/12/1951.
- 5) Mutation Entry No. 1272 dated 17/12/1951:- According to this mutation this survey number 153/22 is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 6) Mutation Entry No. 1278 dated 17/12/1951:- According to this mutation this survey number 153/21 is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 7) The said land was "Patil Vatan" hence after implementation of Maharashtra Vatan Abolition Act, 1962 the said vatan was abolished and name of government was recorded and watandar did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1652 dated 30/07/1953.
- 8) The said both land was vatan land hence after implementation of Maharashtra Vatan Abolition Act, 1962 the said vatan was abolished and name of government was recorded and watandar of S No. 153/21 Mr Bhagwant Alias Bhagwan Dagdu Kalate and watandar of S No. 153/22 Mr. Yashwant Dagdu Kalate did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1845 dated 31/05/1968.
- 9) The watandar Mr Bhagwant Alias Bhagwan Dagdu Kalate has paid occupancy charges of S No. 153/21 & Mr Ramchandra Dagdu Kalate has paid occupancy charges of S No. 153/22 hence the said lands was regranted to them on new tenure and keeping remark as "liable to pay 50% Nazarana in case of non agriculture purpose" in the other rights column by mutation entry No. 1964 dated 04/08/1970 and 4997 dated 13/05/1993 respectively.
- 10) The weights and measurement Act, 1956 and Indian Coinage Act, 1955 was implemented according the area of said land converted into Hectare-Aar vide mutation entry No. 2011 dated 02/12/1970.
- 11) In the year 1986 some of the land acquired for the purpose of Mumbai - Pune National Highway No. 4 in village wakad but this survey number was not affected but entry in this respect seen on 7/12 extract vide mutation entry No. 3517 dated 01/02/1988.
- 12) Mr Bhagwant Alias Bhagwan Dagdu Kalate died intestate on 13/07/2006 leaving behind him son namely 1) Mr Dattatray Bhagwant alias Bhagwan Kalate two married daughter namely 2) Mrs Vimal Kaluram Pinjan 3) Mrs Chitra Pandit



Zambre the name of these legal heirs mutated vide mutation entry No. 10603 dated 05/09/2006.

- 13) One married daughter Mrs Vimal Kaluram Pinjan died on date 02/10/2007 leaving behind her one married daughter Mrs Poonam Ankush Jagtap and one unmarried daughter Kiran Kaluram Pinjan and husband was died earlier, according to mutation entry No. 14216 dated 20/03/2013 name of legal heirs mutated vide this mutation entry.
- 14) Mr Ramchandra Dagdu Kalate one of owner of S No. 153/22 died intestate on date 14/02/1998 survived by 1) Wife- Sitabai Ramchandra Kalate 2) Son - Mr Appa Ramchandra Kalate 3) Son -Mr Bhanudas Ramchandra Kalate 4) Son - Mr Balasaheb Ramchandra Kalate 5) Married daughter - Baidabai Ashok Arde and name of these legal heirs mutated vide mutation entry No. 7036 dated 27/03/1998.
- 15) Mr Yashwant Dagdu Kalate one of owner of S No. 153/22 died intestate on date 21/08/1945 survived by 1) Son - Mr Kundalik Yashwant Kalate 2) Son -Mr Shankar Yashwant Kalate.
- 16) Mr Dinkar Dagdu Kalate was adopted by other person namely Mr Bala Ravji Kalate hence his share in the family came to be extinguished hence Ramchandra, Bhagwan & Yashwant were entitled for 1/3 share each in S No. 153/22.
- 17) Mr Bhagwant Dagdu Kalate during his lifetime filed suit for partition bearing RCS No. 1445/1995 before the CJJD, Pune which has been decided on date 29/12/1997, accordingly the Hon'ble court declared that, Ramchandra, Bhagwan & Yashwant were entitled for 1/3 share each in S No. 153/22. The appeal against said judgment bearing No. 96/98 before Honble District Judge Pune also dismissed on date 03/11/2000, hence Mr Bhagwant Dagdu Kalate filed execution proceeding No. 88/2001 according to proceeding in execution the land S No. 153/22 came to the ownership of Mr Bhagwant Dagdu Kalate and his name recorded to the 7/12 extract vide mutation entry No. 9510 dated 21/05/2003 by deleting name of other owners which was mutated as per old entry No. 9418 dated 15/01/2003.
- 18) According to mutation entry No. 10039 dated 29/03/2005 as per order of Tahsildar Mulshi Pune bearing No. 70B/21/03 dated 07/01/2005 the name of protected tenant Ramchandra Dagdu Kalate has been deleted by this mutation entry.
- 19) According to mutation entry No. 10139 dated 27/05/2005 as per order of Sub Divisional Officer Mulshi Pune in tenancy appeal No. 6/2005 dated 21/05/2005, it is directed to maintain status quo and remark "status quo maintain till disposal of appeal" has been mutated in the other rights column.

- 20) According to mutation entry No. 10604 dated 05/09/2006 as per final order of Sub Divisional Officer Mulshi Pune in tenancy appeal No. 6/2005 remark "status quo maintain till disposal of appeal" has been deleted from the other rights column.
- 21) Though the said land S No. 153/22 allotted to the share of Late Bhagwan Dagdu Kalate by order of Honble court but his legal heirs to avoid complications and ambiguity pertaining to marketability of the title of S No. 153/22 all the land owners i.e., 1) Dattatray Bhagwan Kalate 2) Sangita Dattatray Kalate 3) Mrs Suvarana Santosh Sakhare 4) Mrs. Poonam Ankush Jagtap 5) Mrs Chitra Pandit Zambare 6) Mr Appa Ramchandra Kalate 7) Mr Dhananjay Appa Kalate 8) Mr Bhanudas Ramchandra Kalate 9) Balasaheb Ramchaandra Kalate 10) Smt Sitabai Ramchandra Kalate 11) Mrs Baidabai Ashok Arde granted and assigned development and all the rights in respect of S. No 153/21 & S No. 153/22 in favour of M/s Mihir Synthetics a partnership firm represented through its partner Mahendra Fakirchand Sabadra & Amit Suganchand Sancheti by registered development agreement and power of attorney, specific power of attorney, declaration dated 03/06/2008 which is registered in the O/o Sub Registrar Haveli No. 4 Pune on Sr No. 4623/2008, 4624/2008, 4625/2008 & 4626/2008 respectively.
- 22) The above mentioned land developer has converted the said land into old tenure by paying 50% of market value as nazarana and vide order of Tahsildar Mulshi dated 17/12/2012 bearing No. Watan/Kavi/46/2012 the new tenure of land has converted into old tenure, the effect has been given vide mutation entry No. 14159 dated 15/01/2013.
- 23) All the land owners i.e., 1) Dattatray Bhagwan Kalate 2) Sangita Dattatray Kalate 3) Mrs Suvarana Santosh Sakhare 4) Mrs. Poonam Ankush Jagtap 5) Mrs Chitra Pandit Zambare 6) Mr Appa Ramchandra Kalate 7) Mr Dhananjay Appa Kalate 8) Mr Bhanudas Ramchandra Kalate 9) Balasaheb Ramchaandra Kalate 10) Smt Sitabai Ramchandra Kalate 11) Mrs Baidabai Ashok Arde sold and conveyed S. No 153/21 & S No. 153/22 in favour of M/s Mihir Synthetics a partnership firm represented through its partner Mahendra Fakirchand Sabadra & Amit Suganchand Sancheti by registered deed of conveyance dated 31/12/2012 which is registered in the O/o Sub Registrar Haveli No. 15 Pune on Sr No. 11475/2012. the effect has been given vide mutation entry No. 14161 dated 07/02/2013.
- 24) By mutation entry No. 16689 dated 10/02/2020 - According to this mutation entry, encumbrance of stamp duty along with penalty of Rs. 4,18,552/- has been filed in the other rights column of the 7/12 extract on the share of M/s. Mihir Synthetics, said encumbrance seen to be deleted by mutation entry No. 17222.
- 25) In this way M/s Mihir Synthetics a partnership firm represented through its partner Mahendra Fakirchand Sabadra & Amit Suganchand Sancheti became absolute owner of said land.



D) Title description of Survey No. 153/24, admeasuring area about 00 H 18 Aar i.e., 1800 Sq. Meter

- 1) The said land survey No. 153/24 was originally owned by Mr. Bala Ravji Kalate (Kalhate) on or before 1944.
- 2) Mr. Bala Ravji Kalate (Kalhate) died intestate on date 22/02/1944 and was survived by adopted son Mr Dinkar Bala Kalate, his name was mutated by mutation entry No. 871 dated 02/08/1945.
- 3) The said land was "Patil Vatan" hence after implementation of Maharashtra Vatan Abolition Act, 1962 the said vatan was abolished and name of government was recorded and watandar did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1652 dated 30/07/1953.
- 4) The said land was "Patil watan" land hence after implementation of Maharashtra Watan Abolition Act, 1962 the said watan was abolished and name of government was recorded and watandar of S No. 153/24 Mr Dinkar Bala Kalate did not paid occupancy price, hence remark "Sarkari Akari Pad" was entered in the 7/12 extract vide mutation entry No. 1845 dated 31/05/1968.
- 5) The watandar Mr Dinkar Bala Kalate has paid occupancy charges of S No. 153/24 hence the said lands was regranted to them on new tenure and keeping remark as "liable to pay 50% Nazarana in case of non agriculture purpose" in the other rights column by mutation entry No. 1992 dated 12/09/1970.
- 6) The weights and measurement Act, 1956 and Indian Coinage Act, 1955 was implemented according the area of said land converted into Hectare-Aar vide mutation entry No. 2011 dated 02/12/1970.
- 7) In the year 1986 some of the land acquired for the purpose of Mumbai - Pune National Highway No. 4 in village wakad but this survey number was not affected but entry in this respect seen on 7/12 extract vide mutation entry No. 3517 dated 01/02/1988.
- 8) Mr Dinkar Bala Kalate was died and his wife Mrs Sarubai Dinkar died intestate on date 25/10/1998 and was survived by two married daughters 1) Mrs Samindra Arjun Nadhe 2) Mrs Lanka Shriram Bhosale and their names were mutated by mutation entry No. 8541 dated 22/10/2001.
- 9) The land owners 1) Mrs Samindra Arjun Nadhe 2) Mrs Lanka Shriram Bhosale has entered into separate development agreements dated 28/12/2005, 31/01/2006, 25/05/2006 with M/s Paramount Infrastructures. The said development agreement and power of attorney dated 28/12/2005 was duly

registered in the O/o Sub Registrar Haveli No. 14 Pune on Sr No. 8957/2005 & 8958/2005. Similarly the said development agreement and power of attorney dated 31/01/2006 was duly registered in the O/o Sub Registrar Haveli No. 14 Pune on Sr No. 805/2006 & 806/2006. Likewise the said development agreement and power of attorney dated 25/05/2006 was duly registered in the O/o Sub Registrar Haveli No. 5 Pune on Sr No. 4468/2006 & 4469/2006.

- 10) The developer M/s Paramount developers could not develop the said land hence vide deed of assignment dated 28/05/2006, they transferred and assigned development rights in favour of M/s Venkatesh Developers. The said deed of assignment of development rights & Power of attorney was duly registered in the O/o Sub Registrar Haveli No. 5 Pune on Sr No. 4605/2006 & 4606/2006 on date 31/05/2006.
- 11) The developer M/s Venkatesh developers also could not develop the said land hence vide deed of assignment dated 14/06/2006, they transferred and assigned development rights in favour of M/s Mihir Bakre Projects. The said deed of assignment of development rights & Power of attorney was duly registered in the O/o Sub Registrar Haveli No. 20 Pune on Sr No. 4154/2006 & 4155/2006 on date 14/06/2006.
- 12) One of land owners of S No. 153/24 Mrs Samindra Arjun Nadhe died intestate on 10/10/2006 and was survived by three son namely 1) Dinkar Arjun Nadhe 2) Santosh Arjun Nadhe 3) Jalindar Arjun Nadhe and their names were recorded vide mutation entry No. 12029 dated 13/08/2009.
- 13) One of land owners Mrs. Lanka Shriram Bhosale & her husband Mr Shriram Bhikaji Bhosale vide deed of confirmation dated 22/02/2007, which is duly registered in the O/o Sub Registrar Haveli No. 11 on Sr No. 1512/2007 confirmed and admitted all above transaction and registered agreements in respect of said land further they made and executed registered power of attorney in favour of Mr Amit Suganchand Sancheti & Mr Pramod Shaligram Bakre on date 22/02/2007 and which is duly registered in the O/o Sub registrar Haveli No. 11 on Sr No. 1513/2007.
- 14) Further legal heirs of One of land owners Mrs. Samindra Arjun Nadhe i.e., 1) Dinkar Arjun Nadhe 2) Santosh Arjun Nadhe 3) Jalindar Arjun Nadhe and one Mrs. Jayashree Narayan Mohol & Arjun Rambhau Nadhe vide deed of confirmation dated 27/02/2007, which is duly registered in the O/o Sub Registrar Haveli No. 11 on Sr No. 1662/2007 confirmed and admitted all above transaction and registered agreements in respect of said land further they made and executed registered power of attorney in favour of Mr Amit Suganchand Sancheti & Mr Pramod Shaligram Bakre on date 27/02/2007 and which is duly registered in the O/o Sub registrar Haveli No. 11 on Sr No. 1563/2007.

- 15) The land owners 1) Mrs. Lanka Shriram Bhosale & her husband 2) Mr Shriram Bhikaji Bhosale, 3) Dinkar Arjun Nadhe 4) Santosh Arjun Nadhe 5) Jalindar Arjun Nadhe and one 6) Mrs. Jayashree Narayan Mohol & 7) Arjun Rambhau Nadhe through their power of attorney Mr Amit Suganchand Sancheti & Mr Pramod Shaligram Bakre vide deed of sale dated 05/12/2008, which is duly registered in the O/o Sub Registrar Haveli No. 15 on Sr No. 7976/2008 sold and assigned the said land in favour of M/s Mihir Bakre Projects a partnership firm represented through their partner Mr Amit Suganchand Sancheti & Mr Pramod Shaligram Bakre. The said sale deed was recorded vide mutation entry No. 11742 but its was cancelled by circle officer hence appeal was preferred U/s 247 of MLRC, 1966 before Hon'ble SDO Maval. The SDO Maval was allowed appeal and directed to take reentry of said sale deed accordingly vide mutation entry No. 12775 dated 17/08/2010 the nae of purchaser was recorded to the 7/12 extract.
- 16) The land owner M/s Mihir Bakre Projects has converted the said land into old tenure by paying 50% of market value as nazarana and vide order of Tahsildar Mulshi dated 30/12/2006 bearing No. Watan/Kavi/17/2006 the new tenure of land has converted into old tenure, the effect has been given vide mutation entry No. 11741 dated 24/12/2008.
- 17) By mutation entry No. 14517 dated 07/01/2014 the effect of retirement deed dated 24/08/2012 has been given and name of firm has been changed to M/s Mihir Projects. Hence It is seen that now M/s MIHIR PROJECTS represented through their partner Mr Mahendra Fakirchand Sabadra & Mr Amit Suganchand Sancheti who is owned and possessed the said land.
- 18) By mutation entry No. 15311 dated 05/10/2016, according to this mutation entry name spelling has been corrected in the 7/12 extract of M/s Mihir Projects.
- 19) By mutation entry No. 16913 dated 19/02/2021 - According to this mutation entry the encumbrance of Rs. 12 Crore of State Bank of India has been recorded in the other rights column vide registered mortgage deed dated 30/12/2020 which is registered in the O/o Sub Registrar Haveli No. 15 on Sr. No. 16632/2020.
- 20) By mutation entry No. 17359 dated 02/05/2022 - According to this mutation entry the encumbrance of Rs. 12 Crore of State Bank of India has been deleted from the other rights column vide registered reconveyance deed dated 20/04/2022 which is registered in the O/o Sub Registrar Haveli No. 23 on Sr. No. 9012/2022.
- 21) M/s MIHIR PROJECTS represented through their partner Mr. Mahendra Fakirchand Sabadra & Mr. Amit S. Sancheti got converted the said property into non agriculture use vide NA order dated 20/03/2020 issued by Collector, Pune bearing NA order Kra/Mulshi/NA/SR/21/2020 further they sanctioned the proposed building plan vide Commencement Certificate No. BP/Wakad/36/2020 dated 06/03/2020 issued by Pimpri Chinchwad Municipal



Corporation accordingly they have absolute right, title and interest to sell, mortgage the entire units in the building sanctioned by PCMC.

E) Title description of Survey No. 153/27, admeasuring area about 00 H 02 Aar i.e., 200 Sq. Meter. & Title description of Survey No. 153/31, admeasuring area about 00 H 04 Aar i.e., 400 Sq. Meter.

- 1) Mutation Entry No. 758 According to this mutation entry as per village Falni No 12 the said land came to the ownership of Aba Sadhu Kalate, accordingly his name has been recorded vide this mutation entry.
- 2) Mutation Entry No. 1156 dated 17/12/1951:- According to this mutation this survey number is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 3) Mutation Entry No. 1652 dated 30/07/1963 - According to this mutation entry by an order of Collector Pune dated 17/12/1962 bearing No. PTL 2476 and corresponding order of Tahsildar, Mulshi bearing No. Watan/ Vashi/ 1375/76, as this land was Patil Watan Land hence as per Maharashtra Patil Watan (abolition of office) Act, 1962 the name of Government was recorded to the 7/12 extract by this mutation entry.
- 4) Mutation Entry No. 1845 dated 31/05/1968 - The land occupant Shankar Piraji Kalate and others did not paid occupancy price within stipulated period vide an order of Tahsildar Mulshi dated 28/05/1968 bearing No. Watan/Vashi/359 a remark as Sarkari Akari Pad has been reorded to the 7/12 extract by this mutation entry.
- 5) Mutation Entry No. 1955 dated 01/07/1970 - according to this mutation entry Aba Sadhu Kalate has paid occupancy price & other appropriate amount to government hence as per order of Tahsildar, Mulshi Pune the said land was regranted on new tenure to Mr Aba Sadhu Kalate and his name has been mutated to the 7/12 extract vide this mutation entry. Further the remark New Tenure was recorded and remark " if the said land is used for the non agriculture purpose then it shall be liable to pay Nazrana equal to 50% of the market value" was recorded in other rights column of the 7/12 extract of said land.
- 6) Mutation Entry No. 2011 dated 02/12/1970 - According to this mutation entry the Indian Coinage ct, 1955 & Wights & Measurment Act, 1956 has been implemented in this village hence area of the said land has been converted into 00 Hectare 24 Ares by virtue of this mutation entry.

- 7) Mutation Entry No. 2499 dated 10/08/1981 - According to this mutation entry, Mr. Abaji Sahadu Kalate has died intestate on date 19/05/1981 having two son 1) Alpa 2) Bajirao and two daughters 1) Kashibai Waman Jadhav 2) Gajrabai Mukunda Murkute and one wife namely Laxmibai Abaji kalate are legal heirs and their names has been mutated to the 7/12 extract vide this mutation entry.
- 8) Mutation Entry No. 2542 dated 25/01/1982 - According to this mutation entry, Mr. Abaji Sahadu Kalate has died leaving behind him two married daughters and their names were recorded in other rights column but they given up their rights and statements not to mutate their name hence their deleted from the other rights column of the 7/12 extract.
- 9) Mutation Entry No. 3517 dated 01/02/1988 - According to this mutation entry, DILR, Pune order of Kajap No. 3/74 was recorded , but the area of said land remains as it was even after kajap.
- 10) Mutation Entry No. 11284 dated 15/02/2008 - According to this mutation entry, 1) Kashibai Waman Jadhav 2) Gajrabai Mukunda Murkute has released their rights vide registered release deed dated 25/01/2008 which is registered in the O/o Sub Registrar Mulshi on Sr. No. 1004/2008, accordingly their names has been deleted from the 7/12 extract by this mutation entry.
- 11) Mutation Entry No. 11319 dated 18/03/2008 - According to this mutation entry, Mrs. Laxmibai Abaji Kalate has died intestate on date 03/12/1990 having two son 1) Alpa 2) Bajirao and two daughters 1) Kashibai Waman Jadhav 2) Gajrabai Mukunda Murkute are legal heirs and their names has been mutated to her share to the 7/12 extract vide this mutation entry being heirs.
- 12) Mutation Entry No. 11507 dated 19/07/2008 - According to this mutation entry, 1) Kashibai Waman Jadhav 2) Gajrabai Mukunda Murkute has released their rights vide registered release deed dated 10/06/2008 which is registered in the O/o Sub Registrar Mulshi on Sr. No. 5973/2008, accordingly their names has been deleted from the 7/12 extract by this mutation entry.
- 13) Mutation Entry No. 15028 dated 16/08/2010 - According to this mutation entry, Mr. Mahendra Fakirchand Sabadra has purchased the said entire land from 1) Alpa 2) Bajirao Abaji Kalate vide a sale deed dated 13/08/2015 which is registered in the O/o Sub Registrar Haveli No. 15 Pune on Sr. No. 7485/2015, according to this sale deed name of purchaser Mr. Mahendra Fakirchand Sabadra has been mutated by virtue of this mutation entry.
- 14) The land owner Mr Mahendra Sabadra has converted the said land into old tenure by paying 50% of market value as nazarana and vide order of Tahsildar Mulshi dated 17/12/2012 bearing No. Watan/Kavi/15/2022 the new tenure of



land has converted into old tenure, the effect has been given vide mutation entry No. 17454 dated 19/07/2022. The remark in respect of difference of Nazrana has been entered in the other rights column.

- 15) In this way Mr. Mahendra Fakirchand Sabadra became absolute owner of said land.

F) Title description of Survey No. 153/33, admeasuring area about 00 H 12 Aar i.e., 1200 Sq. Meter & Survey No. 153/34, admeasuring area about 00 H 12 Aar i.e., 1200 Sq. Meter.

- 1) The land survey No. 153/33 was originally owned by Mrs. Dhondi Genu Kalate. As per village Falni No 12/1933 the said land came to the ownership of Mrs. Dhondi Genu Kalate, accordingly his name has been recorded to the 7/12 extract.
- 2) Mrs Dhondi Genu Kalate died intestate in the year 1946 leaving behind him a nephew namely Tukaram Genu Kalate and his name recorded as legal heir mutation entry No. 1031 dated 18/03/1950.
- 3) The land survey No. 153/34 was originally owned by Mr. Tukaram Genu Kalate. As per village Falni No 12/1933 the said land came to the ownership of Mr. Tukaram Genu alias Ganpati Kalate, accordingly his name has been recorded to the 7/12 extract. In this way Tukaram Genu kalate became absolute owner of both survey No. 153/33 & 153/34.
- 4) Mutation Entry No. 1156 dated 17/12/1951:- According to this mutation this survey number 153/31 is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 5) Mutation Entry No. 1197 dated 17/12/1951:- According to this mutation this survey number 153/33 is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 6) Mutation Entry No. 1652 dated 30/07/1963 - According to this mutation entry by an order of Collector Pune dated 17/12/1962 bearing No. PTL 2476 and corresponding order of Tahsildar, Mulshi bearing No. Watan/ Vashi/ 1375/76, as both lands was Patil Watan Land hence as per Maharashtra Patil Watan (abolition of office) Act, 1962 the name of Government was recorded to the 7/12 extract by this mutation entry.
- 7) Mutation Entry No. 1845 dated 31/05/1968 - The land occupant of S No. 153/33 & 153/34 Tukaram Genu Kalate did not paid occupancy price within stipulated period vide an order of Tahsildar Mulshi dated 28/05/1968 bearing No. Watan/Vashi/359 a remark as Sarkari Akari Pad has been reorded to the 7/12 extract by this mutation entry.



- 8) Mutation Entry No. 2201 dated 13/02/1976 - according to this mutation entry Appa Tukaram Kalate has paid occupancy price & other appropriate amount to government for S No. 153/33 & 153/34 hence as per order of Tahsildar, Mulshi Pune the said land was regranted on new tenure to Mr Appa Tukarama Kalate as karta of HUF and his name has been mutated to the 7/12 extract vide this mutation entry. Further the remark New Tenure was recorded and remark " if the said land is used for the non agriculture purpose then it shall be liable to pay Nazrana equal to 50% of the market value" was recorded in other rights column of the 7/12 extract of said land.
- 9) Mutation Entry No. 2011 dated 02/12/1970 - According to this mutation entry the Indian Coinage ct, 1955 & Wights & Measurment Act, 1956 has been implemented in this village hence area of the said both lands has been converted into 00 Hectare 12 Ares by virtue of this mutation entry.
- 10) Mutation Entry No. 3517 dated 01/02/1988 - According to this mutation entry, DILR, Pune order of Kajap No. 3/74 was recorded for S No. 153/33 & 153/34, but the area of said land remains as it was even after kajap.
- 11) Mutation Entry No. 10212 dated 10/08/1981 - According to this mutation entry, Appa Tukaram Kalate filed an application for removal of entry as "Karta of HUF" from the 7/12 extract of S No. 153/33 & 153/34 hence name of Jalindar Tukaram Kalate, Appa Tukaram Kalate, Babu Tukaram Kalate, Smt Anjanabai Pandurang Godse, Smt Sugrabai Nivruttee Rakshe, Smt Kamal Rama sorte, Smt Zamabai Popat Tonde & Smt. Venubai Tukaram Kalate came to be entered on the record of rights vide this mutation entry.
- 12) Mutation Entry No. 13308 dated 26/05/2011 - According to this mutation entry, Smt Venubai Tukaram Kalate died intestate on date 02/04/1996 leaving behind her three sons namely 1) Jalindar Tukaram Kalate 2) Appa Tukaram Kalate, Babu Tukaram Kalate and seven daughters 1) Smt Sugrabai Nivruttee Rakshe, 2) Smt Kamal Rama sorte, 3) Smt Zamabai Popat Tonde 4) Smt. Janabai Sopan Pokle 5) Smt Suman Raghunath Sathe 6) Muktabai Bhagwan Shinde 7) Smt Anjanabai Pandurang Godse, accordingly their names has been mutated to the 7/12 extract of S No. 153/33 & 153/34 by this mutation entry.
- 13) Mutation Entry No. 13259 dated 02/05/2011 - According to this mutation entry, 1) Smt Sugrabai Nivruttee Rakshe, 2) Smt Kamal Rama sorte, 3) Smt Zamabai Popat Tonde 4) Smt. Janabai Sopan Pokle 5) Smt Suman Raghunath Sathe 6) Muktabai Bhagwan Shinde has released their rights of S No. 153/33 & 153/34 in favour of Jalindar Tukaram Kalate, Appa Tukaram Kalate, Babu Tukaram Kalate vide registered release deed dated 17/04/2006 which is registered in the O/o Sub Registrar Haveli No. 17 on Sr. No. 3062/2006, accordingly their names has been deleted from the 7/12 extract by this mutation entry.



- 14) Mutation Entry No. 13263 dated 03/05/2011 - According to this mutation entry, Smt Anjanabai Pandurang Godse has released her rights of S No. 153/33 & 153/34 in favour of Jalindar Tukaram Kalate, Appa Tukaram Kalate, Babu Tukaram Kalate vide registered release deed dated 17/04/2006 which is registered in the O/o Sub Registrar Haveli No. 5 on Sr. No. 6274/2005, accordingly their names has been deleted from the 7/12 extract of S No. 153/33 & 153/34 by this mutation entry.
- 15) Mutation Entry No. 13615 dated 26/03/2012 - According to this mutation entry, Mr. Mahendra Fakirchand Sabadra has purchased the said land S No. 153/33 & 153/34 from 1) Jalindar Tukaram Kalate 2) Appa Tukaram Kalate, Babu Tukaram Kalate and seven daughters 1) Smt Sugrabai Nivruttee Rakshe, 2) Smt Kamal Rama sorte, 3) Smt Zamabai Popat Tonde 4) Smt. Janabai Sopan Pokle 5) Smt Suman Raghunath Sathe 6) Muktabai Bhagwan Shinde 7) Smt Anjanabai Pandurang Godse, vide a sale deed dated 08/11/2011 which is registered in the O/o Sub Registrar Haveli No. 15 Pune on Sr. No. 9013/2011, according to this sale deed name of purchaser Mr. Mahendra Fakirchand Sabadra has been mutated by virtue of this mutation entry to the 7/12 extract of S No. 153/33 & 153/34.
- 16) The above mentioned land owner Mahendra Fakirchand Sabadra has converted the said land into old tenure by paying 50% of market value as nazarana and vide order of Tahsildar Mulshi dated 14/12/2012 bearing No. Watan/Kavi/45/2012 the new tenure of land has converted into old tenure, the effect has been given vide mutation entry No. 14158 dated 15/01/2013.
- 17) Mahendra Fakirchand Sabadra has obtained loan of Rs. 10 Cr from Bhaichand Hirachand Raisony Multi state co-operative credit society by mortgaging the said land by registered mortgage deed dated 13/02/2014 which is registered in the O/o Sub Registrar Haveli on Sr. No. 1246/2014, accordingly the encumbrance has been mutated on 7/12 extract in other rights column vide mutation entry No. 14577 dated 03/03/2014.
- 18) By mutation entry No. 15179 dated 14/04/2016 - According to this mutation entry, encumbrance of Rs. 10 Crore of Bhaichand Hirachand Raisony Multi-state Co-operative Society Ltd. has been deleted by virtue of Release deed dated 06/04/2016 which is registered in the O/o Sub Registrar Haveli No. 15 Pune on Sr. No. 2686/2016.
- 19) In this way Mr. Mahendra Fakirchand Sabadra became absolute owner of said land S No. 153/33 & 153/34.



G) Title description of Survey No. 153/35, admeasuring area about 00 H 24 Aar i.e., 2400 Sq. Meter

- 1) The said land survey No. 153/35 was originally owned by Bajirao Vithoba Bahirat. As per village Falni No 12/1933 the said land came to the ownership of Bajirao Vithoba Bahirat, accordingly his name has been recorded to the 7/12 extract.
- 2) Mr. Bajirao Vithoba Bahirat sold and assigned said land to Mr. Piraji Rama Kalate, Mr. Sadhu Rama Kalate, & Baban Bala Kalate by a registered sale deed dated 08/02/1943 which is registered in the O/o Sub Registrar Maval on Sr. No. 148/1943. The sale deed recorded vide mutation entry No. 841.
- 3) Mutation Entry No. 1235 dated 17/12/1951:- According to this mutation this survey number is declared as fragment i.e., "Tukda" vide Consolidation and fragmentation Act.
- 4) Mr. Piraji Laxman Kalate died intestate on date 04/12/1963 leaving behind him Wife- Manjulabai, Four Son- Shankar, Waman, Nana & Dhondiba Piraji Kalate. . Shankar Piraji Kalate being elder son has been recorded as karta of HuF of his family by mutation entry No 1678.
- 5) The weights and measurement Act, 1956 and Indian Coinage Act, 1955 was implemented according the area of said land converted into Hectare-Aar vide mutation entry No. 2011 dated 02/12/1970.
- 6) Mr. Sadhu Rama Kalate has died intestate on date 24/03/1972 having three son 1) Soma 2) Khandu 3) Ankush and three daughters 1) Shanta Namdev Gahvhane 2) Ksnta Baban Gawade 3) Chandrabhaga Sadhu Kalate and one wife namely Radhabai Sadhu kalate is legal heir and their names has been mutated to the 7/12 extract vide Mutation Entry No. 2107 dated 12/02/1973.
- 7) Legal heirs of Late Sadhu Rama Kalate, & Baban Bala Kalate has given up their rights in the said land by giving statement before revenue authorities and their names deleted from the 7/12 extract of said land in the year 1974 by Mutation Entry No. 2133 dated 04/12/1974.
- 8) By an order of Collector Pune dated 17/12/1962 bearing No. PTL 2476 and corresponding order of Tahsildar, Mulshi bearing No. Watan/ Vashi/ 1375/76, as this land was Patil Watan Land hence as per Maharashtra Patil Watan (abolition of office) Act, 1962 the name of Government was recorded to the 7/12 extract by mutation entry No. 1652.
- 9) The land occupant Shankar Piraji Kalate and others did not paid occupancy price within stipulated period vide an order of Tahsildar Mulshi dated 28/05/1968 bearing No. Watan/Vashi/359 a remark as Sarkari Akari Pad has been reorded to the 7/12 extract by mutation entry No. 1845.



- 10) The said land and other joint properties of kalate family was partitioned U/s 85 of Maharashtra Land Revenue Code, 1966 between Mr. Shankar, Waman, Nana, Dhondiba Pilaji Kalate on date 26/02/1984 vide an order of Tahsildar bearing No. MLS/Watap/49 accordingly the said land came to the share of Shankar Pilaji Kalate.
- 11) In the year 1986 some of the land acquired for the purpose of Mumbai - Pune National Highway No. 4 in village wakad but this survey number was not affected but entry in this respect seen on 7/12 extract vide mutation entry No. 3517 datted 01/02/1988.
- 12) Mutation entry No. 4299 is not available, accordingly letter has been issued by Tahsildar Mulshi on date 08/04/2015.
- 13) Mutation entry No. 4589 dated 13/06/1990 - This mutation entry is not applicable to said land.
- 14) Mr Shankar Piraji Kalate died intestate on date 29/07/2009 leaving behind him two son namely Rajendra and Sanjay & Married daughter Mrs. Mohini Suresh Kunjir and their names recorded vide Mutation Entry No. 12132 dated 28/10/2009.
- 15) 1) Rajendra Shankar Kalate (for self & Karta of his HUF & natural legal guardian of minor children Miss Reshma, Miss Dhanashree, Miss Sanika & Son Purushottam 2) Mrs. Surekha Rajendra Kalate 3) Sanjay Shankar Kalate (for self & Karta of his HUF & natural legal guardian of minor son Abhishek & Avishkar 4) Mrs. Mukta Sanjay Kalate 5) Mrs. Mohini Suresh Kunjir vide a sale deed dated 12/07/2010 which is registered in the O/o Sub Registrar Haveli No. 1 Pune on Sr. No. 6365/2010 sold said land to M/s MIHIR SYNTHETICS, a partnership firm through its present partners Mahendra Fakirchand Sabadra. This sale deed and name of purchaser recorded vide Mutation Entry No. 12748 dated 16/08/2010.
- 16) By mutation entry No. 15311 dated 05/10/2016, according to this mutation entry name spelling has been corrected in the 7/12 extract of M/s Mihir Synthetics.
- 17) By mutation entry No. 17456 dated 19/07/2022, it can be observed that, The said land is regranted to occupants on New Tenure by remark to pay 50 % of market value if the said land is used for the non agriculture purpose, hence the land owner has paid 50% nazarana hence remark in the other rights column deleted by inserting new remark that "if there is any difference then it is liable to pay" by land holder.
- 18) In this way M/s Mihir Synthetics, a partnership firm through its present partners Mahendra Sabadra & Amit Sancheti is owned and possessed the said land.



4) **Public Notice:**

I have not published a Public Notice in any daily news paper hence suggested to issue public notice to confirm the title of said property.

5) **Availability of Record:**

My Assistant Adv Dhanshree Bhanwalkar carried search in the respective and concerned O/o Sub Registrar, Mulshi and Haveli, Pune for last 30 years, i.e. for 1993 to 2022 (both inclusive) from index II registers which were made available to him by the respective and concerned O/o Sub Registrars, he also carried online search, he found entries which is already described in above para No. 3 along with mutation entries, hence to avoid repetitions I have not repeated here.

6) **Sanction of Lay Out/Project -**

M/s Mihir project and M/s Mihir Synthetics, a partnership firms both represented through its present partners Mahendra Fakirchand Sabadra and Amit Suganchand Sancheti and Mahendra Sabadra for himself got sanction of lay out and building plan from Pimpri Chinchwad Municipal corporation in respect of entire plot admeasuring 14805 Sq. Meter i.e., 01 Hectare 48.05 Aar vide commencement certificate No. B.P/Wakad/106/2022 dated 19/07/2022 & got converted said entire land for Non agriculture residential purpose vide NA order bearing No. Mulshi/NA/SR/38/2022 and land admeasuring 1787.21 Sq Meter out of Survey No. 153/24 has been converted to non-agriculture residential and commercial purpose vide separate NA order bearing No. Mulshi/NA/SR/21/2020 dated 20/03/2020 and got sanctioned of plan from Pimpri Chinchwad Municipal corporation vide commencement certificate No. BP/Wakad/36/2020 dated 06/03/2020. In this way M/s Mihir project and M/s Mihir Synthetics, a partnership firms both represented through its present partners Mahendra Fakirchand Sabadra and Amit Suganchand Sancheti and Mahendra Sabadra entitled to construct the building/s consist of residential and commercial units and entitled to sell to the prospective purchasers.

7) **General Clauses -**

a) For the purpose of this opinion I have assumed

i) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.

ii) That there have been no amendments or changes to documents examined by us.

iii) The accuracy and completeness of all the factual representation made in the documents.



- a) For the purposes of this opinion, I have relied upon information relating to:
 - i) Lineage, on the basis of revenue records and information provided to us by the owner.
 - ii) Boundaries on the basis of information provided to us by the owner.
- b) For the purpose of this opinion, I have relied upon:
 - i) Copies of documents where original documents of title were not available
 - ii) Copies of 7/12 and other revenue records.
 - iii) No Dues certificates of banks/institutions if any provided by the owner.
- c) A certificate, determination notification opinion or the like will not be binding on an Indian Court or any Arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- d) This opinion is limited to the matters pertaining to Indian Law (as on the date of this opinion) alone and we express no opinion on laws of any other jurisdiction.

8) Conclusion :-

On the basis of above discussion and observation of above documents and search in the sub-registrar office I did not found any documents showing encumbrance on the said property other than loan encumbrance of Rs 30 Cr on Survey No. 153/1/A on the land portion admeasuring 35.95 Aar out of total land 00 H 62 Aar owned by M/s Mihir Projects a partnership firm.

Further from the observation of all the documents I came to the conclusion that the

- 1) Survey No. 153/1/A, admeasuring area 00 Hectare 26.05 Aar out of land area admeasuring about 00 H 62 R i.e., 6200 Sq. Meter owned by M/s Mihir Projects through partner Amit Sancheti & Mahendra Sabadra
- 2) Survey No. 153/20, admeasuring area about 00 H 10 Aar i.e., 1000 Sq. Meter owned by Mahendra Fakirchand Sabadra
- 3) Survey No. 153/21, admeasuring area about 00 H 09 Aar i.e., 900 Sq. Meter owned by M/s Mihir Synthetics through partner Amit Sancheti & Mahendra Sabadra
- 4) Survey No. 153/22, admeasuring area about 00 H 31 Aar i.e., 3100 Sq. Meter owned by M/s Mihir Synthetics through partner Amit Sancheti & Mahendra Sabadra
- 5) Survey No. 153/24, admeasuring area about 00 H 18 Aar i.e., 1800 Sq. Meter owned by M/s Mihir Projects through partner Amit Sancheti & Mahendra Sabadra
- 6) Survey No. 153/27, admeasuring area about 00 H 02 Aar i.e., 200 Sq. Meter owned by Mahendra Fakirchand Sabadra
- 7) Survey No. 153/31, admeasuring area about 00 H 04 Aar i.e., 400 Sq. Meter owned by Mahendra Fakirchand Sabadra
- 8) Survey No. 153/33, admeasuring area about 00 H 12 Aar i.e.,



1200 Sq. Meter owned by Mahendra Fakirchand Sabadra 9) Survey No. 153/34, admeasuring area about 00 H 12 Aar i.e., 1200 Sq. Meter owned by Mahendra Fakirchand Sabadra 10) Survey No. 153/35, admeasuring area about 00 H 24 Aar i.e., 2400 Sq. Meter owned M/s Mihir Synthetics through partner Amit Sancheti & Mahendra Sabadra.

M/s Mihir project and M/s Mihir Synthetics, a partnership firms both represented through its present partners Mahendra Fakirchand Sabadra and Amit Suganchand Sancheti and Mahendra Sabadra have clean, clear and marketable title and entitled to develop and construct the building/s on said entire land admeasuring 14805 Sq. Meter consist of residential and commercial units and entitled to sell to the prospective purchasers.

I returned the all the documents given for my examination. I paid search fee Rs.750/- by GRN No MH007293838202223E dated 05/09/2022. This search report is up to Dt. 26/09/2022.



Pune

Date: 27/09/2022



Advocate

Disclaimer: The contents of this report are the facts respect to the position as understood presently. Any change in the facts may lead to change in the report. In no event shall the person issuing the report be liable for any direct, consequential, incidental or punitive loss, damage or expense. The report/ opinion is for use of the person to whom it is addressed and is not for the use of any other person.