

Date: 25/04/2023

To,
MAHA RERA,
Mumbai,

TITLE REPORT

Subject : Title clearance certificate with respect to land bearing All that piece and parcel of plot of land being Plot No. 'A' bearing Survey no. 129/1/2/1/3/1/4 /Plot A area admeasuring 5185.16 sq.mtrs. + Survey no. 129/1/2/1/3/1/4 /66/ open space Plot A area admeasuring 576.17 sq.mtrs. total admeasuring 5761.33 sq.mtrs. ("Hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of (Naiknavare Township LLP.) on perusal of following documents.

1) Description of the property:

All that piece and parcel of plot of land being Plot No. 'A' bearing Survey no. 129/1/2/1/3/1/4 /Plot A area admeasuring 5185.16 sq.mtrs. + Survey no. 129/1/2/1/3/1/4 /66/ open space Plot A area admeasuring 576.17 sq.mtrs. total admeasuring 5761.33 sq.mtrs. out of sanction layout mentioned in detailed in Schedule- I situated at Village Vadgaon within the Registration District Pune, Sub-Registration District Maval, Taluka Maval and within the limits of Vadgaon Municipal Council Development Authority and which area admeasuring 5761.33 sq.mtrs is bounded as follows:-

On or towards East : By Plot B as per Sanctioned layout,
On or towards South : By 12 mtrs. Internal Road
On or towards West : By proposed 110 mtr wide Ring Road
On or towards the North : By Plot C being amenity space

2) The documents perused:

- i. 7/12 extract of Old S. No. ,
- ii 7/12 Extract of new survey number 129/1/2, 129/1/3 and 129/1/4
- ii. All Relevent Mutation Entries
- iii. All Relevent Documents
- iv. Zone certificate dated 10/07/2019.



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- 3) **Search:** I have already taken search of this property Search report for 30 years from 01.01.1993 to 24/04/2023 vide GRN No. MH001069352202324P 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 Naiknavare Township LLP. is clear, marketable and without any encumbrances
- 4) **Owners of the land:**
Properties land bearing Survey No. 129/1/2, 129/1/3 and 129/1/4 of Village Vadgaon, Tal : Maval, Dist: Pune are owned and possessed by Naiknavare Township LLP. by virtue of different sale deeds as mentioned above.
- 5) Qualifying comments/remarks if any No.
- 6) The report reflecting the flow of the title of the Naiknavare Township LLP on the said land is enclosed herewith as annexure.

Encl : Annexure showing Title Flow

Date: 25/04/2023




Advocate
Sadhana Mhasawade



Date: 25/04/2023

FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

M/s Naiknavare Township LLP is the Owner of All that Piece and Parcel of Pieces of Land lying and being situated at Village Vadgaon Maval Following Survey numbers are owned by the owners herein details of which are as follows,

SR. NO	SURVEY NUMBERS	AREA	NAME OF OWNER
1)	129/1A/2	20R	Naiknavare Township LLP
2)	129/1A/3	67R	Naiknavare Township LLP
3)	129/1A/4	19.8R	Naiknavare Township LLP
	129/1A/7	81.4R	Naiknavare Township LLP
5)	129/1A/8	120R	Naiknavare Township LLP
6)	129/1B/1	57.30R	Naiknavare Township LLP
7)	129/1B	57.30R	Naiknavare Township LLP

INCIDENTS OF TITLE HISTROY :-

1) S. NO 129 HISSA NO 1A/2 :-

- i) Survey No.129, Hissa No.1A/2, admeasuring "Hectare 0.20 Are", assessed at Rs.0.28 ps. situated at village Vadgaon, Taluka Maval, District Pune, is originally owned by Kesu Babaso Dhore. Mutation Entry No. 298 dated 15.12.1934 state that there was Falani carried out and in the said Falani Form No. 12, accordingly the said property was shown in the name of Shri Kesu Babaso Dhore since year 1934 to 1945.
- ii) It seems from Mutation Entry No. 678 dated 04.02.1950 that said Kesu Babaso Dhore died on 09.12.1949 and name of his legal heir i.e. his grandson (son of son) namely Babu Laxman Dhore through his guardian mother Parvati Laxman Dhore was entered in record of rights of the said property as occupant.



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- iii) It seems from Mutation Entry No. 899 dated 31.07.1955 that the name of Shri Balu Govinda Thakar was entered in other right column of the said property as tenant as per section 2A of Bombay Tenancy Act of Shri Babu Laxman Dhore through his lawful guardian mother Smt. Parvatibai Laxman Dhore.
- iv) It seems from Mutation Entry No. 1793 dated 19.10.1968 that Owner of the said property Shri Babu Laxman Dhore was minor at the time of Tillars day so entitlement of right of tenant under section 32 (g) of the Bombay Tenancy and Agriculture Land Act, 1948 to purchase the land was postponed.
- v) It seems from Mutation Entry No. 1867 dated 06.04.1970 that under hearing of Section 32(f) of the Bombay Tenancy and Agriculture Land Act, 1948 it seems that tenants Bala Govinda Thakar and Baban Bala Thakar had handed over possession of the said property prior two years from certification of the said Mutation Entry unto and in favour of the Owner of the said property, therefore, the file had been closed and as per order no. E.R. Vadgaon 40 and 32 F dated 05.01.1970, the name of tenant in other rights column of the said property has been deleted.
- vi) It seems from Mutation Entry No. 9364 dated 16.12.2011 that Shri Babu Laxman Dhore died on 10.12.2011 and names of his heirs, sons namely Shirish Babu Dhore, Pravin Babu Dhore, daughters Shobha Gopinath Navale, Kiran Yashwant Shelar, Savita Anil Varghade and wife Hirabai Babu Dhore were entered in record of rights of the said property as occupant.
- vii) Thereafter Shri Babu Laxman Dhore, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore Entrusted Development rights in favour of Devi Construction Company through its Partner Vinod K. Bani, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 5223/2006 on the same day And also empowered Devi Construction vide Power of Attorney dated 28.07.2006, registered under at Serial No. 5224/2006 to carry out Development activities on the said property.
- Viii) Shri Babu Laxman Dhore, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore through Power of Attorney Holder Devi Construction Company through its Partner Mr. Vinod K. Bani assigned Development rights in favour of 1) Shri Govind Nandlal Manchandiya, 2) Shri Om Nandlal Manchandiya, 3) Satish P. Bhatiya and 4) M/s S.R. Associates a through its Partner Shri



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Jawaharlal Hiralal Sabandasani, and said agreement which is registered in the office of Sub Registrar Maval at Serial No. 4075/2007 and also empowered M/s S.R. Associates a through its Partner Shri Jawaharlal Hiralal Sabandasan vide POA which is registered at Serial No. 4076/2007 on 24.04.2007.

- viii) Thereafter Sale Deed dated 03/04/2008 is executed by Shri Babu Laxman Dhore for self and Manager of Hindu Undivided Family, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore through POA Holder, Shri Govind Nandlal Manchandiya,2) Shri Om Nandlal Manchandiya,3) Satish P. Bhatiya and 4) M/s S.R. Associates a through its Partner Shri Jawaharlal Hiralal Sabandasani in favour of Naiknavare Township Pvt. Ltd. through its director Mr. Ranjit Dattaji Naiknavare with consent of Shri Govind Nandlal Manchandiya, Shri Om Nandlal Manchandiya, Satish P. Bhatiya, M/s S.R. Associates a partnership firm registered under partnership Act, 1932 through its Partners Shri Jawaharlal Hiralal Sabhandasani , Shri Ratanlal Narendas Vadhava, Shri Harilal Lakhamichand Hinduja, Shri Vishal Jawaharlal Sabhandasani which is registered at Serial No. 1867/2008 in the office of Sub Registrar Vadgaon Maval on 03.04.2008. By virtue of the said Sale Deed Naiknavare Township Pvt. Ltd. became owner of the said property.

2) S. NO 129 HISSA NO 1A/3 :-

- a) Survey No.129, Hissa No.1A/2, admeasuring "Hectare 0.20 Are", assessed at Rs.0.28 ps. situated at village Vadgaon, Taluka Maval, District Pune, is originally owned by Babu Jadhav and Appaji Keshav Jadhav were entered as occupant of the said property. It seems from Mutation Entry No. 298 dated 15.12.1934 that there was Falani carried out and in the said Falani Form No. 12 the said property was shown in the name of Babu Keshav Jadhav.
- b) It seems from Mutation Entry No. 317 dated 15.02.1936 that the said Mutation is not related to the said property.
- c) It seems from Mutation Entry No. 648 dated 20.06.1949 that the name of Anna Keshav Jadhav was mutated in other rights column of record of rights of the said property as the 'protected tenant' of Manohar Babu Jadhav as per section 3A of the Bombay Tenancy Act, 1939.

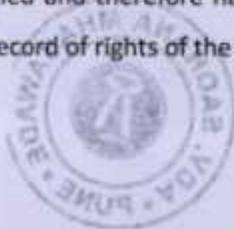


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- d) Its seems from Mutation Entry No. 211 dated 15.04.1929 that Babu and Anna Keshav Jadhav mortgaged the said property in favour of Shri Ramchandra Chimaji Jadhav vide Mortgage Deed dated 21.03.1929 for a period of 4 years for an amount of Rs. 350/- therefore, the name of Ramchandra Chimaji Jadhav was entered in other rights column of the said property.
- e) It seems from Mutation Entry No. 7997 dated 06.05.2008 that Manohar Baburao Jadhav and Khandu Manohar Jadhav sold the said land to Vilas Raghunath Jadhav vide Sale Deed dated 29.12.2007 registered at Sub Registrar Maval at Serial No. 12290 on same day. Accordingly name of Vilas Jadhav mutated as Owner and occupant in record of rights of the said property.
- f) Application made by Mr.Vilas Raghunath Jadhav to Tahasildar Maval for deletion of name of 'Anna Keshav Jadhav'. As said tenant 'Anna Keshav Jadhav' was not in actual possession of the said property and his name was entered in other rights column of the said property as 'pokalist'. Hence, he has requested to delete the name of Tenant 'Anna Keshav Jadhav' from record of rights of the said property. Accordingly name is deleted from 7/12 Extract.
- g) After perusing copy of Sale Deed dated 31.05.2008 executed by Shri Vilas Raghunath Jadhav in favour of Naiknavare Township Pvt. Ltd. through Director Mr. Ranjit Dattaji Naiknavare registered in the office of Sub Registrar Vadgaon Maval at Serial No. 4987/2008 on same day, it seems that, Naiknavare Township Pvt. Ltd. became Owner of the said property.

3) S. NO 129 HISSA NO 1A/4 :-

- a) Survey No.129, Hissa No.1A/4, admeasuring "Hectare 0.12.8 Are", plus *pot kharaba* "Hectare 0.07 Are", total "Hectare 0.19.8 Are", assessed at "Rs.0.94 ps that the said property was owned by Shri.Hari Rangu Shinde.
- b) Its seems from the Mutation Entry No. 271 dated 05.05.1933 that said Shri Hari Rangu Shinde had purchased the said property from Shri. Kesu Babaji Dhore on 22.04.1933 for consideration of Rs. 250/-.
- c) It seems from Mutation Entry No. 703 dated 14.02.1951 that said Shri Hari Rangu Shinde died and therefore name of his wife namely Smt. Tanabai Hari Shinde was entered in the record of rights of the said property.



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- d) It seems from Mutation Entry No. 2187 dated 05.08.1975 that said Tanabi Hari Shinde has died intestate and she has no legal heirs. Therefore, by virtue of will dated 30.01.1967 son of her nephew Shri Vasant Ramchandra Jadhav was entered in the record of rights. The copy of will dated 30.01.1967 is not available for perusal.
- e) It seems that since year 1975 to year 2008 Shri Vasant Ramchandra Jadhav was the owner and occupant of the said property.
- f) It seems that *vide* Sale Deed dated 25.06.2008, registered in the office of the Sub.Registrar, Maval, at serial No.5733/ 2008 on the same day executed by Vasant Ramchandra Jadhav in favour of **Naiknavare Township Private Limited, the said Company became owner of the said property.** Along with consent Sau. Savitribai Vasant Jadhav as wife of Shri. Vasant Jadhav, two sons of Shri Vasant Jadhav namely Shri. Raju Vasant Jadhav, Shri. Suresh Vasant Jadhav and two daughters namely Sau. Sangita Ram Barate, Sau. Suvarna Gulab Shinde have given their consent to the above mentioned Sale Deed dated 25.06.2008.
- 4) **S. NO 129 HISSA NO 1A/7 :-**
- a) Survey No.129, Hissa No.1A/7, admeasuring "Hectare 0.81.4 Are", assessed at "Rs.5.13 ps is originally Owned by Kesu Babaso Dhore.
- b) Mutation Entry No. 298 dated 15.12.1934 that there was Falani carried out and in the said Falani Form No. 12 the said property was shown in the name of Shri Kesu Babaso Dhore since year 1934 to 1945. Therefore, in record of rights of the said property the name of Shri Kesu Babaso Dhore was entered as occupant of the property.
- c) It seems from Mutation Entry No. 678 dated 04.02.1950 that said Kesu Babaso Dhore died on 09.12.1949 and name of his legal heir i.e. his grandson (son of son) namely Babu Laxman Dhore through his guardian mother Parvati Laxman Dhore was entered in record of rights of the said property as occupant.
- d) It seems from Mutation Entry No. 736 dated 15.08.1951 that the name of Shri Babu Bala Thakar was entered as protected tenant in the other rights column of record of rights of the said property.
- e) It seems from Mutation Entry No. 1793 dated 19.10.1968 that Owner of the said property Shri Babu Laxman Dhore was minor at the time of Tillars day so entitlement of right of



tenant under section 32 (g) of the Bombay Tenancy and Agriculture Land Act, 1948 to purchase the land was postponed.

- f) It seems from Mutation Entry No. 1867 dated 06.04.1970 that under hearing of Section 32(f) of the Bombay Tenancy and Agriculture Land Act, 1948 it seems that tenants Bala Govinda Thakar and Baban Bala Thakar had handed over possession of the said property prior two years unto and in favour of the Owner of the said property, therefore, the file had been closed and as per order no. E.R. Vadgaon 40 and 32 F dated 05.01.1970, the names of tenants in other rights column of the said property have been deleted.
- g) Thereafter Shri Babu Laxman Dhore, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore Entrusted Development rights in favour of Devi Construction Company through its Partner Vinod K. Bani, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 6526/2006 on the same day And also empowered Devi Construction vide Power of Attorney dated 03.10.2006, registered under at Serial No. 6527/2006 to carry out Development activities on the said property.
- h) Shri Babu Laxman Dhore, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore through Power of Attorney Holder Devi Construction Company through its Partner Mr. Vinod K. Bani assigned Development rights in favour of 1) Shri Govind Nandlal Manchandiya, 2) Shri Om Nandlal Manchandiya, 3) Satish P. Bhatiya (HUF) and 4) M/s S.R. Associates a through its Partner Shri Jawaharlal Hiralal Sabandasani, and said agreement which is registered in the office of Sub Registrar Maval at Serial No. 4073/2007 and also empowered M/s S.R. Associates a through its Partner Shri Jawaharlal Hiralal Sabandasani vide POA which is registered at Serial No. 4074/2007 on 24.04.2007.
- i) Thereafter Sale Deed dated 03/04/2008 is executed by Shri Babu Laxman Dhore for self and Manager of Hindu Undivided Family, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore through POA Holder, Shri Govind Nandlal Manchandiya, 2) Shri Om Nandlal Manchandiya, 3) Mr. Satish Prakash Bhatiya, Mrs. Karina Satish Bhatiya, Miss Fia Satish Bhatiya a minor through his guardian karta and Manager of Hindu Undivided Family Mr. Satish Prakash Bhatiya Satish P. Bhatiya and 4) M/s S.R. Associates a through its Partner Shri Jawaharlal Hiralal Sabandasani

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in favour of Naiknavare Township Pvt. Ltd. through its director Mr. Ranjit Dattaji Naiknavare with consent of Shri Govind Nandlal Manchandiya, Shri Om Nandlal Manchandiya, Satish P. Bhatiya, M/s S.R. Associates a partnership firm registered under partnership Act, 1932 through its Partners Shri Jawaharlal Hiralal Sabhandasani, Shri Ratanlal Narendas Vadhava, Shri Harilal Lakhamichand Hinduja, Shri Vishal Jawaharlal Sabhandasani which is registered at Serial No. 1837/2008 in the office of Sub Registrar Vadgaon Maval on 03.04.2008. By virtue of the said Sale Deed Naiknavare Township Pvt. Ltd. became owner of the said property.

5) **S. NO 129 HISSA NO 1A/8 :-**

- a) All that Survey No.129, Hissa No.1A/8, admeasuring "Hectare 0.80 Are" out of "Hectare 1.58 Are", plus potkharaba admeasuring "Hectare 0.0.02 Are" totally admeasuring "Hectare 1.60 Are" assessed at Rs.1.87 ps is originally owned by Yesu Babaji Dhore.
- b) Mutation Entry No. 169 dated 21.06.1926 that demarcation was carried out at the instance of Shri. Yesu Babaji Dhore of land bearing S. No. 129 A. It seems from Mutation Entry No. 271 dated 05.06.1953 that Shri. Kesu Babaso Dhore has sold some portion of land bearing S. No. 129 A to Shri Hari Ranga Shinde and vide Mutation Entry No. 272 balance portion of S. No. 129A was retained by Shri. Yesu Babaso Dhore and Kesu Babaso Dhore. However, the 7/12 extracts from year 1926 to year 1954 of the said property were not available for perusal.
- c) It seems from Mutation Entry No. 606 dated 26.09.1948 that said shri Yesu Babai Dhore was died and name of his legal heir only son namely Dagdu Yesu Dhore was entered as occupant of the said property for 8 Anna i.e. for $\frac{1}{2}$ share.
- d) It seems from Mutation Entry No. 678 dated 04.02.1950 that said Kesu Babaso Dhore died on 09.12.1949 and name of his legal heir i.e. his grandson (son of son) namely Babu Laxman Dhore through his guardian mother Parvati Laxman Dhore was entered in record of rights of the said property as occupant for 8 Anna i.e. for $\frac{1}{2}$ share.
- e) It seems from Mutation Entry No. 1929 dated 06.02.1971 that the said Mutation Entry was prepared as said Shri Dagdu Yesu Dhore was died on 26.10.1970 and he had no son, daughter, mother, wife and brother therefore, vide Mutation Entry No. 2416 dated 18.08.1979 by conducting local enquiry the names of his sisters namely Smt. Krushnabai



Ganpat Gaikwad and Barkabai Bhika Nakhate were entered in record of rights of the said property.

- f) It seems from Mutation Entry No. 3530 dated 06.10.1990 that Smt. Barkabai Bhiku Nakhate had applied that the name of Smt. Krushnabai Ganpat Gaikwad was entered in the record of rights of the said property for 4 Anna, she died on 12.05.1988. By virtue of gift of 4 Anna in favour of Smt. Barkabai Bhiku Nakhate and as the name of Smt. Krushnabai Ganpat Gaikwad was entered as 'pokalist', the name of Smt. Krushnabai Ganpat Gaikwad was deleted and the name of Smt. Barkabai Bhiku Nakhate was entered for 8 Anna i.e. for $\frac{1}{2}$ share in record of rights of the said property.
- g) It seems from Mutation Entry No. 6000 dated 06.05.2000 that Shri. Chandrakant Bhiku Nakhate had applied that his mother Smt. Barkabai Bhikuji Nakhate died on 22.04.2000 and she has legal heirs sons namely Shri. Kisan Bhikuji Nakhate, Chandrakant Bhikuji Nakhate, daughters namely Jijabai Chindhu Ghonge, Radhabai Kisan Shinde. One of her son Shri. Ram Bhikuji Nakhate was died and the name of legal heirs of Ram Nakhate namely Jijabai Ram Nakhate (wife), Subhash Ram Nakhate, Anil Ram Nakhate, Sunil Ram Nakhate, Sunita Maruti Vahide and Jijabai Chindhu Ghonge and Radhabai Kisan Shinde were entered in record of rights of the said property.
- h) It seems from Mutation Entry No. 6038 dated 19.07.2000 that said Jijabai Chindhu Ghonge and Radhabai Kisan Shinde had released and relinquished their right, title and interest by Released Deed dated 10.02.1999 in respect of the said property in favour of Barkabai Bhikuji Nakhate, Kisan Bhiku Nakhate, Chandrakant Bhiku Nakhate. I perused copy of Release Deed dated 10.02.1999 executed by Jijabai Chindhu Ghonge and Radhabai Kisan Shinde in favour of Smt. Barki Bhika Nakhate Kisan Bhiku Nakhate, Chandrakant Bhiku Nakhate and Jijabai Ramchandra Nakhate, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 503/1999. It seems that Jijabai Chindhu Ghonge and Radhabai Kisan Shinde had released and relinquished their right, title and interest in the said property without consideration in favour of their brothers and wife of one of his demised brother namely Ramchandra Nakhate.
- i) It seems from Mutation Entry No.7228 dated 26.05.2000 that Kisan Bhikaji Nakhate died on 05.01.2006 and names of his legal heirs namely Balasaheb Kisan Nakhate, daughters Asha



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Gangaram Dabhade, Nanda Jaysing Shelar, Usha Sanjay Ghonge and Rakhi Ganesh Galande and his wife Hirabai Kisan Nakhate were entered in record of rights of the property.

- j) It seems from Mutation Entry No. 9236 dated 22.07.2011 that Shri Sunil Ganesh Dhore has purchased portion admeasuring 0 Hector 40 out of entire land bearing Survey No. 1291A/8 from Owners of the said land through Power of Attorney Holder Nitin Surendra Agarwal. This portion admeasuring 0 Hector 40 and the said property are part and parcel of entire land bearing Survey No. 1291A/8.
- k) It seems from Mutation Entry No. 9364 dated 16.12.2011 that Shri Babu Laxman Dhore died on 10.12.2011 and names of his heirs, sons namely Shirish Babu Dhore, Pravin Babu Dhore, daughters Shobha Gopinath Navale, Kiran Yashwant Shelar, Savita Anil Varghade and wife Hirabai Babu Dhore were entered in record of rights of the said property as occupant
- l) By way of Development Agreement dated 28.07.2006 said Owners Shri Babu Laxman Dhore, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore entrusted development rights in favour of Devi Construction Company through its Partner Vinod K. Bani, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 5223/2006 on the same day and pursuant to the said Development Agreement also said owners empowered Devi Construction Company through its Partner Vinod K. Bani, vide Power of Attorney dated 28.07.2006, registered under at Serial No. 5224/2006 to carry out Development activities on the said property.
- m) By way of Agreement to Sell dated 06.04.2007 executed by Shri Babu Laxman Dhore, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore through Power of Attorney Holder Devi Construction Company through its Partner Mr. Vinod K. Bani in favour of Shri Manchandiya Govind Nandlal, Shri Manchandiya Om Nandlal, Satish P. Bhatiya, M/s S.R. Associates a Partnership Firm registered under partnership Act, 1932 through its partner Shri Jawaharlal Hiralal Sabandasani with consent of Devi Construction Company through its Partner Mr. Vinod K. Bani, which is registered in the office of Sub Registrar Maval at Serial No. 4073/2007. And granted development rights in respect of the said property to implement ownership of flat scheme as per Maharashtra Ownership Flat Act, 1963 in favour of Shri. Manchandiya and others. irrevocable Power of Attorney dated 06.04.2007 is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 4074/2007 on 24.04.2007.



- n) By way of Sale Deed dated 03.04.2008 executed by the said Owners of the said property namely Shri Babu Laxman Dhore for self and Manager of Hindu Undivided Family, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar, Kum. Sarita Babu Dhore through Power of Attorney Holder Shri Govind Nandlal Manchandiya, Shri Manchandiya Om Nandlal, Satish P. Bhatiya, M/s S.R. Associates through its Partner Shri Jawaharlal Hiralal Sabhandasani in favour of Naiknavare Township Pvt. Ltd. through its director Mr. Ranjit Dattaji Naiknavare with consent of Shri Govind Nandlal Manchandiya, Shri Om Nandlal Manchandiya, Satish P. Bhatiya, M/s S.R. Associates a partnership firm registered under partnership Act, 1932 through its Partners Shri Jawaharlal Hiralal Sabhandasani, Shri Ratanlal Narendas Vadhava, Shri Harilal Lakhmichand Hinduja, Shri Vishal Jawaharlal Sabhandasani, which is registered at Serial No. 1867/2008 in the office of Sub Registrar Vadgaon Maval on 09.04.2008. By virtue of the said Sale Deed Naiknavare Township Pvt. Ltd. became owner of the said property.
- o) By way of Development Agreement dated 20.06.2007 executed by Shri Balasaheb Kisan Nakhate, Smt Hirabai Kisan Nakhate for self and power of Attorney Holder of Shri Chandrakant Bhikuji Nakhate, Sindhutai Chandrakant Nakhate, Sau. Ranjana Chandrakant Nakhate, Sau. Vijaya Balu Shinde, Sau. Kalawati Anil Kaldhoke, Sau. Vaishali Satish Padval, Smt. Jijabai Ram Nakhate, Shri Subhash Ram Nakhate, Shri Anil Ram Nakhate, Sunil Ram Nakhate, Sumita alias Sunita Maruti Vahile, Sau. Asha Gangadhar Dabhade, Sau. Nanda Jaysing Shelar, Sau. Usha Sanjay Ghonge, Sau. Rakhi Ganesh Galande, with consent of Shri Rajendra Manikchand Oswal in favour of Kohinoor Realities through its partner Shri Mohan Kallaram Agarwal, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 6156/2007 The said owners and consenting party of the property had assign development rights, in favour of Kohinoor Realities. To carry out development activities the said owners had also empowered Kohinoor Realities as their Power of Attorney vide instrument of Power of Attorney dated 20.06.2007, registered in the office of Sub Registrar Vadgaon Maval at Serial No. 6157/2007.
- p) By way of Agreement dated 25.02.2008 executed by and between Shri Chandrakant Bhikuji Nakhate for self and karta and Manager of Hindu Undivided Family, Sau. Sindhutai Chandrakant Nakhate, Sau. Ranjana Chandrakant Nakhate, Sau. Vijaya Balu Shinde, Sau. Kalawati Anil Kaldhoke, Sau. Vaishali Satish Padval, Smt. Jijabai Ram Nakhate, Shri Subhash



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Ram Nakhate for self and karta and Manager of Hindu Undivided Family, Shri Anil Ram Nakhate for self and karta and Manager of Hindu Undivided Family, Sunil Ram Nakhate for self and karta and Manager of Hindu Undivided Family, Sumita alias Sunita Maruti Vahile, Sau. Asha Gangadhar Dabhade, Sau. Nanda Jaysing Shelar, Sau. Usha Sanjay Ghonge, Sau. Rakhi Ganesh Galande, Shri Balasaheb Kisan Nakhate for self and karta and Manager of Hindu Undivided Family, Smt Hirabai Kisan Nakhate with consent of Kohinoor Realities through its partner Shri Mohan Kallaram Agarwal and Shri Ashok Dnyanoba Kalokhe in favour of Naiknavare Township Pvt. Ltd. through its Director Shri Hemant Dattaji Naiknavare in respect of the said property and the said owners have agreed to sale the said property to Naiknavare Township Pvt. Ltd.

- q) By way of Sale Deed dated 08.08.2008 executed by Shri Chandrakant Bhikuji Nakhate for self and karta and Manager of Hindu Undivided Family, Sau. Sindhutai Chandrakant Nakhate, Sau. Ranjana Chandrakant Nakhate, Sau. Vijaya Balu Shinde, Sau. Kalawati Anil Kaldhoke, Sau. Vaishali Satish Padval, Smt. Jijabai Ram Nakhate, Shri Subhash Ram Nakhate for self and karta and Manager of Hindu Undivided Family, Shri Anil Ram Nakhate for self and karta and Manager of Hindu Undivided Family, Sunil Ram Nakhate for self and karta and Manager of Hindu Undivided Family, Sumita alias Sunita Maruti Vahile, Sau. Asha Gangadhar Dabhade, Sau. Nanda Jaysing Shelar, Sau. Usha Sanjay Ghonge, Sau. Rakhi Ganesh Galande, Shri Balasaheb Kisan Nakhate for self and karta and Manager of Hindu Undivided Family, Smt Hirabai Kisan Nakhate with consent of Kohinoor Realities through its partner Shri Mohan Kallaram Agarwal and Shri Ashok Dnyanoba Kalokhe in favour of Naiknavare Township Pvt. Ltd. through its Director Shri Hemant Dattaji Naiknavare, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 7069/2008. Thereafter by passing resolution said Firm changed its organisation from private limited to LLP and accordingly effect has been taken on record.

6) S. NO 129 HISSA NO 1B/1 & 1B:-

- a) All that Survey No.129, Hissa No.1B, admeasuring "Hectare 0.56.80 Are", plus *pot kharaba* "Hectare 0.00.50 Are", total "Hectare 0.57.30 Are", assessed at "Rs.2.56 ps.was owned by the Ramchandra Chimaji Jadhav.



- b) it seems that since year 1931 to 1954 in record of rights of the said property the name of Shri Ramchandra Chimaji Jadhav was entered as occupant of the property having area admeasuring 2 Acre 34 Gunthas. Herein after referred to as 'Entire property'. It seems from Mutation Entry No. 168 dated 25.06.1926 that Shri Ramchandra Chimaji Jadhav had applied for demarcation and accordingly demarcation had been carried out and as per order passed by Mamlatdar amendment had been carried out in area and assessment of the Entire property.
- c) It seems from Mutation Entry No. 1353 dated 20.01.1962 that said Ramchandra Chimaji Jadhav died on 09.02.1959 and he had legal heirs, sons, namely, Jagnnath Ramchandra Jadhav, Raghunath Ramchandra Jadhav, Kisan Ramchandra Jadhav and daughters Chabubai Kisan Bhogade, Bayadabai Kisan Sallabhur and wife Laxmibai Ramchandra Jadhav. However, there is remark on the said Mutation Entry as 'Disputed' and 'cancelled'. Thereafter, it seems from Mutation Entry No. 1383 dated 21.10.1962 that Raghunath Ramchandra Jadhav had made application that Ramchandra Chimaji Jadhav had executed will Testament and bequeathed the Entire property unto his sons Raghunath and Kisan accordingly Additional Mamlatdar, Taluka Maval had passed order dated 16.10.1962 on disputed Mutation Entry No. 1353 and by his order Mutation Entry No. 1353 was cancelled and names of Ramchandra and Kisan were mutated in record of rights of the Entire property as occupant. I perused copy of Will Testament dated 16.10.1959 executed by Shri Ramchandra Chimaji Jadhav which is registered in the office of Vadgaon Maval at Serial No. 605/1959 on the same day which is witnessed by Amrutlal Madhavlal and Raghunath Medu Ghongade. Said Ramchandra Chimaji Jadhav had bequeathed the said property unto his two sons Ramchandra and Kisan.
- d) It seems from Mutation Entry No. 2838 dated 22.11.85 that Shri Vilas Raghunath Jadhav has purchased said property out of the Entire property from Kisan Ramchandra Jadhav on 04.07.1985. By virtue of the said Sale Deed the Entire property divided into two parts bearing Survey No. 129 /1B admeasuring 0 Hector 57.3 Are and 129/1B/1 admeasuring 0 Hector 57.3 Are. The property bearing Survey No. 129/1B was retained by original Owner and Shri Vilas Raghunath Jadhav became Owner and occupant of property bearing Survey No. 129/1B/1. I perused Sale Deed dated 04.07.1985 executed by Shri Kisan Ramchandra Jadhav in favour of Shri Vilas Raghunath Jadhav in respect of his half share in the entire



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property admeasuring 0 Hector 57.3 Are for consideration of Rs. 15,000/-, which is registered in the office of Sub Registrar Vadgaon Maval at Serial No. 2259/1985 on 04.07.1985.

- e) By way of Sale Deed dated 31.05.2008 executed by Shri Raghunath Ramchandra Jadhav in favour of Naiknavare Township Pvt. Ltd. through Director Mr. Ranjit Dattaji Naiknavare registered in the office of Sub Registrar Vadgaon Maval at Serial No. 4986/2008 on same day. It seems that **Naiknavare Township Pvt. Ltd.** has paid entire agreed consideration to the original Owner / Vendor and became absolute Owner of the said property.
- f) By Way of Sale Deed dated 31.05.2008 executed by Shri Vilas Raghunath Jadhav in favour of Naiknavare Township Pvt. Ltd. through Director Mr. Ranjit Dattaji Naiknavare registered in the office of Sub Registrar Vadgaon Maval at Serial No. 4987/2008 on same day. It seems that **Naiknavare Township Pvt. Ltd.** has paid entire agreed consideration to the original Owner / Vendor and became absolute Owner of the said property.

Thereafter as mentioned in M.E. entry no. 10973 all Landowners of survey number 129 Hissa no 1 came together and decided to demarcate the total area and form new Plots as per Possession of every Owners Thus S. no 129/1A/1, 129/1A/2, 129/1A/3, 129/1A/4, 129/1A/5, 129/1A/6, 129/1A/7, 129/1A/8 , 129/1B, & 129/1B/1 amalgamated as per order bearing no. Vadgaon/POHI/MRN 1031/2018, dated 21/06/2018 passed by DSLR, Vadgaon Maval thereafter new sub divided plots ate formed which are as follows

Sr. no.	New Plot S.no Sub-division)	Area	Name of the Owner
1	129/1/1	1H 45.64R	Sunil Ganesh Dhore
2.	129/1/2	4 H 28 R	Naiknavare Township Pvt Ltd.
3.	129/1/3	0 H 35.6 R	Jijabai Ram Nakhate & others
4.	129/1/4	0 H 12R	Usha Ghonge & others

1. As per said Falani new 7/12 extract are formed. Thereafter plot bearing 129/1/3 and 129/1/4 are purchased by Naiknavare Township Pvt Ltd. On perusal of sale deed dated 24/08/2022 registered in the office of Joint Sub- Registrar Maval No. 2 at Sr. No. 8871/2022 it is seen that original owners namely Mr. Subhash Ram Nakhate, Mr. Anil Ram Nakhate, Mr.



Sunil Ram Nakhate, Sunita Maruti Vahile, Jijabai Ram Nakhate and consenting party namely Mrs. Shobha Subhash Nakhate, Rohini Anil Nakhate, Rohan Anil Nakhate Kavita Sunil Nakhate and Jay Sunil Nakhate transferred their rights, title and interest in the said property in favour of Naiknavare Township LLP. On perusal of Power of Attorney 24/08/2022 registered in the office of Joint Sub- Registrar Maval No. 2 at Sr. No. 8872/2022 it is seen that Naiknavare Township LLP is true and lawful owners, pursuant to above said sale deed in respect of said property.

2. On perusal of sale deed dated 24/08/2022 registered in the office of Joint Sub- Registrar Maval No. 2 at Sr. No. 8871/2022 it is seen that original owners namely Rakhi Ganesh Galande and Usha Sanjay Ghonge transferred their rights, title and interest in the said property in favour of Naiknavare Township LLP. On perusal of Power of Attorney 24/08/2022 registered in the office of Joint Sub- Registrar Maval No. 2 at Sr. No. 8872/2022 it is seen that Naiknavare Township LLP is true and lawful owners, pursuant to above said sale deed in respect of said property.
3. Thereafter Land owner Naiknavare Township LLP filed resolution before Talathi office and accordingly Name of Naiknavare Township Pvt. Ltd changed as M/s. Naiknavare Township LLP and accordingly effect was given to 7/12 extract .
4. Naiknavare Township LLP Prepared plans and submitted to the Vadgaon Maval Municipal Council and has sanctioned Layout vide commencement Certificate 606/2022 dated 31/03/2022 by Chief Officer of Vadgaon Municipal Council and which was revised vide online Commencement Certificate NPVMN/TR/2022/APL/00001 dated 31/03/2022. Tahasildar ,Maval Pune, vide two separate NA orders dated 30/08/2022 & 21/10/2022 bearing No. JAMIN/SR/18/2022 & JAMIN/SR/31/2022, respectively allowed Non agricultural use of the land .
5. Thereafter the mortgage deed dated 29.08.2022 registered in the office of Joint Sub- Registrar Maval No. 2 at Sr. No. 9050/2022 in favour of Mr. Jayprakash P. Shroff, Mrs. Sujata Jayprakash Shroff and Mrs. Kishori V. Jain in respect of gat No. 129/1/2 and Supplementary Mortgage Deed dated 21. 09.2022 registered in the office of Joint Sub- Registrar Maval No. 2 at Sr. No. 9948/2022 in respect of gat No. 129/1/3 and 129/1/4 for Rs. 15,00,00,000/- (Rupees Fifteen Crore only). From the boundaries it is clear that Plot A was not mortgaged Thereafter one more additional supplementary Mortgage deed registered wherein it has



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been clearly mentioned that the Plot B and Plot C are mortgaged with the Jayprakash Shroff. Thus it is crystal clear that Plot A which is the subject matter of the present report was never mortgaged .

6. As per the proposed layout for the said Larger Land was divided into various Plots (i) Plot A admeasuring are a 5185.16 sq.mtrs. (ii) Open Space for Plot A admeasuring area 576.54 sq.mtrs.(iii) Plot B admeasuring area 19094. sq.mtrs.(iv) Plot C (Amenity Plot) admeasuring area 2763.95 sq.mtrs..M/s Naiknavare Township LLP is constructing developing a residential Housing Scheme on Plot A and Open space for for Plot A by name "ARANYA"
- 7) **Litigations (if any):** There is no litigation pending in respected court related to the property mentioned herein above.

Place: Pune

Date: 25/04/2023



Sadhana Mhasawade

Advocate

Sadhana Mhasawade

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MH001069352202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Apr 2023	Receipt	Receipt no.: 1112886625
	Name of the Applicant :	sadhana sachin mhasawade
	Details of property of which document has to be searched :	Dist :Pune Village :Vadgaon S.No/CTS No/G.No. : 129
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH001069352202324P		
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/frnSearchChallanWithOutReg.php '.		

