

Adv. Vijay Pawar

M.Com.,L.L.B., GDC & A

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Flat No.2, Bldg. No.1, Chaitranagari Co-Op. Housing Society Ltd. S.No.47/4, Kothrud,
Pune-411038.

**ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND**

1) For investigating of the said land, I perused following documents :

- 1) 7/12 Extract 1943 to 2020
- 2) All Mutation Entry
- 3) Sale Deed
- 4) Copy of Public Notice
- 5) Search Receipt
- 6) Demarcation plan
- 7) Zone Certificate

2) Mutation Entries :-

I) Survey No. 83, Hissa No.5A/3/2/2 :

i. Mutation Entry No.324: It is seen from the paper and documents that the said property Survey No. 83, Hissa No.5A/3/2/1 area admeasuring 05.Acre 18 Ares originally owned by Shri Sayaji Gangaram Kusmade & as per mutation Entry No.324 shown that Shri Sayaji Gangaram Kusmade name which is recorded in 7/12 extract as owner and the said property is stand in their name.

ii. Mutation entry No. 812 : It is seen that Mutation entry No. 812 of Village Kalas certified on 23/10/1960 shows that Sayaji Gangaram Kusmade application to Revenue Authority for partition of the said property and said property equally divided in the name in the name of Sayaji Kusmade, Baban Kusmade, Maruti Kusmade and Anandrao Kusmade.

iii. Mutation Entry No.832 & 846 : It is shown that Mutation Entry No.832 & 846 shown that Anandrao Sayaji Kusmade mortgage the various property to Dhanori Vikas Karyakari Society. The name of Dhanori Vikas Karyakari Society recorded in revenue record right hand Colum.

iv. Mutation Entry No. 1133 :

It is shown that Mutation Entry Np.1133 in pursuance of the implementation of the Maharashtra Weights and Measurement



Act, 1958 and Indian Coins Act, 1956 an area and aakar of all lands in Village Banerwas converted into Hectars and Aar and cess was converted from Rupee-Anna-Pai to Rupees-Paise. In pursuance of aforesaid mutation entry the area, cess of Survey No. 83 was converted from acre Gunthe into Hectare Arc.

v. Mutation Entry No.1446 :

It is shown that Anandrao Sajayji Kusmade execute sale deed on 24/05/1972 area admeasuring 07 Ares in favour of Wamanrao Gajaba Walke. The name of Wamanrao Gajaba Walke recorded in revenue record as owner of S.No.83/5A/3/2/1.

vi. Mutation Entry No. 1645:

It is shown that Waman Gajaba Walke execute sale deed on 03/10/1975 area admeasuring 1.25 Ares in favour of Sou Vidya Parshuram Daundkar. The name of Sou. Vidya Parshuram Daundkar recorded in revenue record as owner of S.No.83/5A/3/2/2..

vii. Mutation Entry No. 1776:

It is shown that S. No. 83A and 83B village Kalas converted in the Gavthan and Gavthan remarks noted in right hand column in revenue

II) Survey No. 83, Hissa No.5A/3/2/1 :

i. Mutation Entry No. 324:

It is seen from the paper and documents that the said property Survey No. 83, Hissa No.5A/3/2/1 area admeasuring 05.Acre 18 Ares originally owned by Shri Sayaji Gangaram Kusmade & as per mutation Entry No.324 shown that Shri Sayaji Gangaram Kusmade name which is recorded in 7/12 extract as owner and the said property is stand in their name.

ii. Mutation Entry No. 812:

It is seen that Mutation entry No. 812 of Village Kalas certified on 23/10/1960 shows that Sayaji Gangaram Kusmade application to Revenue Authority for partition of the said property and said property equally divided in the name in the name of Sayaji Kusmade, Baban Kusmade, Maruti Kusmade and Anandrao Kusmade.

iii. Mutation Entry No. 832 & 846:

It is shown that Mutation Entry No. 832 & 846 shown that Anandrao Sayaji Kusmade mortgage the various property to Dhanori Vikas Karyakari Society. The name of Dhanori Vikas Karyakari Society recorded in revenue record right hand Colum.

iv. Mutation Entry No.1133:

It is shown that Mutation Entry Np.1133 in pursuance of the implementation of the Maharashtra Weights and Measurement Act, 1958 and Indian Coins Act, 1956 an area and aakar of all lands in Village Banerwas converted into Hectars and Aar and cess was converted from Rupee-Anna-Pai to Rupees-Paise. In



pursuance of aforesaid mutation entry the area, cess of Survey No. 83 was converted from acre Gunthe into Hectare Are.

v. Mutation Entry No.1446:

Mutation Entry No.1446 shown that Anandrao Sajayji Kusmade execute sale deed on 24/05/1972 area admeasuring 07 Ares in favour of Wamanrao Gajaba Walke. The name of Wamanrao Gajaba Walke recorded in revenue record as owner of S.No.83/5A/3/2/1. The Mutation Entry No.1449 not related to said property.

vi. Mutation Entry No.1645:

Mutation Entry No. 1645 shown that Waman Gajaba Walke execute sale deed on 03/10/1975 area admeasuring 1.25 Ares in favour of Sou Vidya Parshuram Daundjar. The name of Sou. Vidya Parshuram Daundkar recorded in revenue record as owner of S.No.83/5A/3/2/2..

vii. Mutation Entry No.1776:

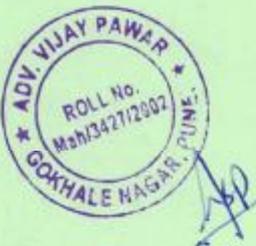
Mutation Entry No.1776 shown that S. No. 83A and 83B village Kalas converted in the Gavthan and Gavthan remarks noted in right hand column in revenue record.

viii. Mutation Entry No.5118:

Mutation Entry No.5118 shown that Suresh Wamanrao Walke given application to Revenue Authority for Waman Gajaba Walke expire on 25/08/2006 and name of his legal heirs 1) Parvati Wamanrao Walke 2) Suresh Wamnrao Walke 3) Chandrakant Wamnrao Walke 4) Shobha Suresh Kavade recorded in revenue record.

III) Survey No. 83, Hissa No.3/1/1/6:

- i. **Mutation Entry No. 457:** It is seen from the paper and documents that the said property Survey No. 83, Hissa No. 3 area admeasuring 01Hector 55 Acre owned and purchase by Shri Genu Tukaram Mhaske & as per mutation Entry No..457 shown that Shri Genu Tukaram Mhaske name which is recorded in 7/12 extract as owner and the said property is stand in their name.
- ii. **Mutation Entry No.797:** It is seen that Mutation entry No. 797 of Village Kalas .shows that Genu Tukaram Mhaske application to Revenue Authority for partition of the said property and said property equally divided in the name in the name of Sahdu Genu Mhaske, Sakharam Genu Mhaske, Tukaram Genu Mhaske, Shankar Genu Mhaske .
- iii. **Mutation Entry No.1133:** It is shown that Mutation Entry Np.1133 in pursuance of the implementation of the Maharashtra Weights and Measurement Act, 1958 and Indian Coins Act, 1956 an area and aakar of all lands in Village Banerwas converted into Hectars and Aar and cess



was converted from Rupee-Anna-Pai to Rupees-Paise. In pursuance of aforesaid mutation entry the area, cess of Survey No. 83/3 was converted from acre Gunthe into Hectare Are.

- iv. **Mutation Entry No.1446:** Mutation Entry No.1446 shown that Anandrao Sajayji Kusmade execute sale deed on 24/05/1972 area admeasuring 07 Ares in favour of Wamanrao Gajaba Walke. The name of Wamanrao Gajaba Walke recorded in revenue record as owner of S.No.83/5A/3/2/1. The Mutation Entry No.1449 not related to said property.
- v. **Mutation Entry No.1645:** Mutation Entry No. 1645 shown that Waman Gajaba Walke execute sale deed on 03/10/1975 area admcaasuring 1.25 Ares in favour of Sou Vidya Parshuram Daundjar. The name of Sou. Vidya Parshuram Daundkar recorded in revenue record as owner of S.No.83/5A/3/2/2..
- vi. **Mutation Entry No.1776 :** Mutation Entry No.1776 shown that S. No. 83A and 83B village Kalas converted in the Gavthan and Gavthan remarks noted in right hand column in revenue record.
- vii. **Mutation Entry No. 2886:** Mutation Entry No.2886 show that partition made by Mahaske family and as per said mutation entry S.No. 83/3/1/1/6 area admcaasuring 37.75 Arcs in the name of Tukaram Genu Mhaske.
- viii. **Mutation Entry No. 3501:** Mutation Entry No.3501 show that Tukaram Genba Mhaske expire on 04/06/1996 and his legal heirs (1) Smt. Sundrabai Tukaram Mhaske (Wife) (2) Ankushrao Tukaram Mhaske (Son) (3) Vijayrao Tukaram Mhaske (Son) (4) Jalinder Tukaram Mhaske (5) Shakuntala Vitthalrao Kamte (Daughter) (6) Bebytai Dnyaneshwar Lande (Daughter) (7) Nanda Balasaheb Medankar (Daughter) (8) Jayshree Ravji Godse name was recorded as owners.
- ix. **Mutation Entry No.3620:** Mutation Entry No. 3620 show that Sou Shakuntala Vitthalrao Kamthe, Babytai Dnyaneshwar Landge, Nanda Balasaheb Medankar, Smt. Jayshree Ravji Godse execute the Release Deed bearing document no.3103/2000 and as per release deed name of Sou Shakuntala Vitthalrao Kamthe, Babytai Dnyaneshwar Landge, Nanda Balasaheb Medankar, Smtr. Jayshree Ravji Godse delete in 7/12 extract..
- x. **Mutation Entry No.4486:** Mutation Entry No. 4486 show that Smt. Sundarabai Tukaram Mhaske, Sulochana Tukaram Mhaske through its legal heirs Sulochana Ankushrao Mhaske, Satish Ankushrao Mhaske, Sachin alies Raju Ankushrao Mhaske, Sou. Vandana Sunil Takale, and Vijay Tukaram Mhaske and Jalindar Tukaram Mhaske & others execute sale deed on 14/01/2008 in favour of



Satish Maruti Kusmade . The said Sale Deed which is register in Sub-Registrar Haveli No.8, Pune bearing No.506/2008. The name of Shri Satish Maruti Kusmade which was recorded in revenue record as owner.

- xi. **Mutation Entry No. 4488:** Mutation Entry No.4488 show that Ankush Tukaram Mhaske expire on 14/01/2006 and his legal heirs (1) Smt. Sulochana Ankushrao Mhaske (wife) (2) Satish Ankushrao Mhaske (Son) (3) Sachin alies Raju Ankushrao Mhaske (Son) (4) Sou. Vandana Sunil Takle (Daughter) names was recorded in 7/12 extract.
- xii. **Mutation Entry No.5862:** Mutation Entry No. 5862 show that Shri Satish Maruti Kusmade execute Gift Deed on on 12/10/2018 in favour Chaitanya Satish Kusmade & Smita Satish Kusmade for area admeasuring 2900 Sq.mtrs. and said Gift Deed which was registered in Sub-Registrar, Haveli No.8 bearing No.7431/2018. As per Gift Deed name of Chaitanya Satish Kusmade & Smita Satish Kusmade which was recorded in revenue record.

3) Search report for 30 year since **1990 to 2020, 2020-2022.**

4) Any other relevant title :-

I) Survey No. 83, Hissa No. 5A/3/2/2 admeasuring 00H1.25R

i) It is seen that Sou. Shobha Bhalchandra Daundkar execute Development Agreement and Power of Attorney on 16/04/2019 in favour of M/s. Chaitany Realty bearing document no. 6256/2019 and 6257/2019.

ii) It is seen that M/s. Chaitany Realty along with the Owner executed Development Agreement and Power of Attorney on 06/07/2022 in favour of M/s. Chaitany Estate bearing document no. 9052/2022 and 9055/2022 respectively.

II) Survey No. 83, Hissa No. 5A/3/2/1 admeasuring 00H5.75R

i) It is seen that Parvatibai Waman Walke & others executed Development agreement and Power of Attorney on 10/12/2019 in favour of M/s. Chaitany Realty bearing 20773/2019 & 20774/2019.

ii) It is seen that M/s. Chaitany Realty along with the Owner execute Development Agreement and Power of Attorney on 06/07/2022 in favour of M/s. Chaitany Estate bearing document no. 9057/2022 and 9059/2022 respectively.

iii) It is seen that M/s. Chaitany Realty along with the Owner execute Development Agreement and Power of Attorney on 06/07/2022 in favour of M/s. Chaitany Estate bearing document no. 9060/2022 and 9063/2022 respectively.

III) Survey No. 83, Hissa No. 3/1/1/6 admeasuring 00H29R



- i) It is seen that Smita S. Kusmade & Chaitanya S. Kusmade executed Development Agreement on 20/06/2022 and Power of Attorney on 20/06/2022 in favour of M/s. Chaitany Estate bearing document no. 13226/2022 and 13229/2022 respectively.

IV) Santioned Building Layout, Building Plan :

The Amalgamation + Layout of Building has been sanctioned by the Municipal Corporation Pune vide CC/1305/21 dated 17/08/2021 tentative Layout for EC purpose and Layout of Building vide CC/3516/21 dated 08/02/2022.

4. **Litigation if any :-** Spl.C.S. No. 563/2021 in the Hon'ble Civil Court Senior Division, Pune & Civil Suit No. 111/2016 in the court of Hon'ble Small Causes Court Pune.

5. THE MANDATE AND ITS OBJECTIVE AND SCOPE OF THE REPORT

With a view to :-

- a) Conduct a title search of the said land by scrutiny of the revenue records of the past 30 years or more.
- b) Conduct an encumbrances search with respect to the Said Land by taking of search of Index - II registers maintain at the various offices of the Sub-Registrars, in whose jurisdiction the Said Land is situated.
- c) Conduct a search whether any condition or restrictions are attached for the land used in respect of the Said Land.

6. ASSUMPTIONS & DISCLAIMERS :-

- A) Assumptions : All opinions and information in this report are based on the subject to certain assumptions, including but not limited to the assumptions that;
- i) All the signatures appearing on the reviewed documents are genuine;

The photo copies of the documents perused by the undersigned as originals are authentic and complete , I have applied the Jt. Dist. Registration Urban for taking search, under Challan GRN NO. MH003369053202021M dated 18/08/2020 & Receipt No. 1111813768 & also carried out search of the Index II registers for the period of 1990 to 2020 as well as I have taken search under receipt No.1112484102 dtd 18/07/2022 for further period of 2021 to 2022 in respect of the said land in the office of Sub Registrar, Taluka - Haveli, District - Pune in respect of the said land in the office of Sub Registrar, all Haveli Numbers, Taluka - Haveli , District - Pune as Village Kalas is within the jurisdiction of Sub Registrar, Haveli , Taluka - Haveli, District Pune. That the index registered available are poor condition. The Register for said period of years are not available of the best efforts and from same period of year concerned pages of registrar are completely is torn conditions I have could not get proper and



detailed information from the Index Registers and therefore I am constrained to draw my inferences from the available records only.

I was carried out computerized search for the period of 2002 to 2020 as the record in the office of Sub-Registrar is computerized. Further I was carried out search for 2021 to 2022.

B) Scrutiny of Photo Copies of Revenue Record, Deed, Document etc. :-

I have scrutinized the photo copies of the 7/12 extract in respect of the S. No. Survey No. 83, Hissa No.5A/3/2/1, Hissa No. 5A/3/2/1 & Hissa No. 3/1/1/6 of Village Kalas available for scrutiny since 1943-53 to 2020 and copies of all the mutation entries which are referred hereto before are also made available by the **M/s. Chaitanya Estate**. The copies of the documents which are referred in this report.

7) **CONCLUSION AND CERTIFICATE OF TITLE :**

Subject to what is stated hereinabove and based on the steps taken to investigate Title, in my opinion, Sou. Shobha Bhalchandra Daundkar & others possessor of the said land their title is clear and marketable and M/s. Chaitanya Estate through its partners (1) Mittal Brothers Pvt.Ltd. through its Director Delip Dwarkaprasad Mittal and (2) Mr. Chaitanya Satish Kusmade (3) Mr. Dilip D. Mittal is entitled to develop the said property.

Place : Pune

Date : 18/07/2022



Vijay Pawar
VIJAY PAWAR
Advocate