



FORMAT – A

(Circular No.:- 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that Piece and Parcel of land bearing Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr asses at 1 Rupees and 62 paise situated at Village-Chovisawadi,Taluka-Haveli,Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C

.....(hereinafter referred as the said Plot/Said Property)

I have investigated the title of the said plot on the request of M/s. Shree Umiya Buildcon through his partner 1. Manishkumar Shankarlal Patel i.e Promoter and Developer of said Plot.

1) Description of the Property-

All that Peace and Parcel of land bearing Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr asses at 1 Rupees and 62 paise situated at Village-Chovisawadi,Taluka-Haveli,Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C

Bounded as Below-

East - Survey No-43
South - Survey No-43
West - Survey No-42
North - Survey No-42

.....(hereinafter referred as the said Plot/Said Property)

2) The Documents of allotment of plot-

- Coy of 7/12 Extract
- Copy of mutation Entries
- Copy of Demarcation Certificate
- Copy of D.P Opinion
- Copy of Commencement Certificate
- Copy of N.A Orde
- Copy of Development Agreement dated-18/09/2023,which is registered in the office of Sub Registrar Haveli No-18 Pune at Serial No-20343/2023 executed in between Land Owners i.e Sunil Shantaram Tapkir and others all & M/s. Shree Umiya Buildcon



through his partner 1. Manishkumar Shankarlal Patel and others all.

- h) Copy of Power of Attorney dated-18/09/2023,which is registered in the office of Sub Registrar Haveli No-18 Pune at Serial No-20344/2023 executed in between Land Owners i.e Sunil Shantaram Tapkir and others all & M/s. Shree Umiya Buildcon through his partner 1. Manishkumar Shankarlal Patel and others all.
- 3) 7/12 Extract of property card issue by Talathi Chrholi Bu Mutation Entry bearing No-9049,2660,1026,284,5734
- 4) Search Report of last 30 years from 1995 to 2024. (Till Today)

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am at the opinion that the title of the land owner i.e **Sunil Shantaram Tapkir** and other all are having clear, marketable and without any encumbrances Moreover ; the promoter /developer i.e M/s. Shree Umiya Buildcon through his partner 1. Manishkumar Shankarlal Patel and others all is having clear, marketable and without any encumbrances.

Owner of the land –

(1) Sunil Shantaram Tapkir (2) Mandakini Sunil Tapkir (3) Jayesh Sunil Tapkir (4) Prathamesh Sunil Tapkir (5) Sachin Shantaram Tapkir (6) Pranjali Sachin Tapkir (7) Swastik Sachin Tapkir (8) Alka Shantaram Tapkir (9) Late . Kantaram Vishnu Tapkir Through His Legal Hairs Ujjwala Kantaram Tapkir (10) Abhijit Kantaram Tapkir (11) Gouri Abhijit Tapkir (12) Ishwari Abhijit Tapkir (13) Ayaansh Abhijit Tapkir (14) Anup Kantaram Tapkir (15) Kshitija Anup Tapkir (16) Balasaheb Vishnu alies Vishnupant Tapkir (17) Chandrakala Balasaheb Tapkir (18) Nikhil Balasaheb Tapkir (19) Abhilasha Nikhil Tapkir (20) Anay Nikhil Tapkir (21) Neha Sourabh Sinparate (22) Dattatraya Dashrath Tapkir (23) Vaishali Dattatraya Tapkir (24) Shubham Dattatraya Tapkir (25) Subhadra Dashrath Tapkir (26) Anil Dashrath Tapkir (27) Mina Anil Tapkir (28) Hrushikesh Anil Tapkir (29) Abhishekh Anil Tapkir (30) Sangita alies Shashikala Sambhaji Harpale (31) Rohidas Mahadu alies Mahadeo Tapkir (32) Nirmala Rohidas Tapkir (33) Priyanka Rohidas Tapkir (34) Prajakta Radhakrushna Panga alies Prajakta Rohidas Tapkir (35) Prajawal Rohidas Tapkir (36) Dnyaneshwar Mahadu Tapkir (37) Ujjwala Dnyaneshwar Tapkir (38) Amit Dnyaneshwar Tapkir (39) Abhilasha Amit Tapkir (40) Additya Dnyaneshwar Tapkir (41) Smita alies Janabai Ashok Sorte (42) Urmila Balasaheb Deokar (43) Late. Ramdas Shripati Tapkir through his legal hairs Sagar Ramdas Tapkir (44) Nikita sagar Tapkir (45) Tanishka Sagar Tapkir (46) Anushka Sagar Tapkir (47) Avdhut Sagar Tapkir (48) Sita Ramdas Tapkir (49) Samir Ramdas Tapkir (50) Manisha Shrikant Barane are the owner of land.

The report reflecting the flow of the title of the owner of the said land and also acquition of development right of the promoter is enclosed herewith as an annexure titled as a flow of title.

Suhas D. Shinde

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ADVOCATE

Add-Sr.No-213,Dighi Road,Opp Sandvik Colony,Near Sai
Mandir,Damodar Nivas,Bhosari ,Pune-411039,Mobile No.9881232390
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Qualifying comments/remarks if any: No

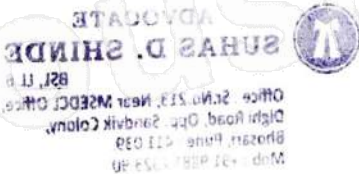
The report reflecting the flow of the title of the Sunil Shantaram Tapkir and other through his POA Holder M/s. Shree Umiya Buildcon through his partner 1. Manishkumar Shankarlal Patel and others on the said land is enclosed herewith as annexure.

Encl: Annexure 'B'

Bhosari, Pune

Date-28/01/2024

Suhas d.Shinde
Advocate





ADVOCATE

Add-Sr.No-213,Dighi Road,Opp Sandvik Colony,Near Sai
Mandir,Damodar Nivas,Bhosari ,Pune-411039,Moblie No.9881232390
E-Mail: suhas4586@gmail.com

FORMAT – A

(Circular No. 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract on the name of land owner as on date application for registration.
2. Mutation Entry No-9049,2660,1026,284,5734
3. Search and Title report of last 30 years i.e 1995 to 2023 taken from 'E' search module provided by Nondani and mudrank vibhag on igrmaharashtra.gov.in.
4. Any other relevant title – No
5. Litigations if any - No

Place: Bhosari, Pune

Date- 28/01/2024

Suhas d.Shinde
Advocate



ADVOCATE
SUHAS D. SHINDE

BSL II.B

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**SEARCH & TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

Subject: - Search & Title Report Report

In respect of all that Peace and Parcel of land bearing Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr asses at 1 Rupees and 62 paise situated at Village-Chovisawadi, Taluka-Haveli, Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C .

Sir,

From record provided for last 30 years (i.e. 1994 to 2023)

After scrutinized the available record provided on "E" Search Module Provided by Department of Registration and Stamps Government of Maharashtra, I have found following transactions pertaining to the captioned property mention in Para-6 History of Devolution of title

1) NAME OF THE PERSON ON WHOSE BEHALF I AM PREPARING THE REPORT:

The Search Report of above mentioned Property is furnished herewith at the instruction of M/s. Shree Umiya Buildcon.

2) NAME OF THE OWNER OF THE PROPERTY:

(1) Sunil Shantaram Tapkir (2) Mandakini Sunil Tapkir (3) Jayesh Sunil Tapkir (4) Prathamesh Sunil Tapkir (5) Sachin Shantaram Tapkir (6) Pranjali Sachin Tapkir (7) Swastik Sachin Tapkir (8) Alka Shantaram Tapkir (9) Late . Kantaram Vishnu Tapkir Through His Legal Hairs Ujjwala Kantaram Tapkir (10) Abhijit Kantaram Tapkir (11) Gouri Abhijit Tapkir (12) Ishwari Abhijit Tapkir (13) Ayaansh Abhijit Tapkir (14) Anup Kantaram Tapkir (15) Kshitija Anup Tapkir (16) Balasaheb Vishnu alies Vishnupant Tapkir (17) Chandrakala Balasaheb Tapkir (18) Nikhil Balasaheb Tapkir (19) Abhilasha Nikhil Tapkir (20) Anay Nikhil Tapkir (21) Neha Sourabh Sinparate (22) Dattatraya Dashrath Tapkir (23) Vaishali Dattatraya Tapkir (24) Shubham Dattatraya Tapkir (25) Subhadra Dashrath Tapkir (26) Anil Dashrath Tapkir (27) Mina Anil Tapkir (28) Hrushikesh Anil Tapkir (29) Abhishekh Anil Tapkir (30) Sangita alies Shashikala Sambhaji Harpale (31) Rohidas Mahadu alies Mahadeo Tapkir (32) Nirmala Rohidas Tapkir (33) Priyanka Rohidas Tapkir (34) Prajakta Radhakrushna Panga Rohidas Tapkir (35) Prajawal Rohidas Tapkir (36) Dnyaneshwar alies Prajakta Rohidas Tapkir (37) Ujjwala Dnyaneshwar Tapkir (38) Amit Dnyaneshwar Mahadu Tapkir (39) Abhilasha Amit Tapkir (40) Additya Dnyaneshwar Tapkir (41) Smita Tapkir (39) Abhilasha Ashok Sorte (42) Urmila Balasaheb Deokar (43) Late. Ramdas alies Janabai Ashok Sorte (44) Nikita Sagar Ramdas Tapkir (44) Nikita Sagar Shripati Tapkir through his legal hairs Sagar Ramdas Tapkir (44) Nikita Sagar Tapkir (45) Tanishka Sagar Tapkir (46) Anushka Sagar Tapkir (47) Avdhut Sagar Tapkir (48) Sita Ramdas Tapkir (49) Samir Ramdas Tapkir (50) Manisha Tapkir (48) Sita Ramdas Tapkir (49) Samir Ramdas Tapkir (50) Manisha Shrikant Barane are the owner of the property/Land and they assing Development Right of said land in favour of M/s. Shree Umiya Buildcon. through his Partner Manishkumar Shankarlal Patel.

Suhas D. Shinde

ADVOCATE

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3) DESCRIPTION OF PROPERTY:-

All that Peace and Parcel of land bearing Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr + Potkharaba 0 He 0 Aar asses at 1 Rupees and 62 paise situated at Village-Chovisawadi,Taluka-Haveli,Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C .

Bounded as Below-

East - Survey No-43
South - Survey No-43
West - Survey No-42
North - Survey No-42

4) OBJECT OF THE REPORT:

M/s. Shree Umiya Buildcon through his Partner Manishkumar Shankarlal Patel.Made This Search Report for Plan Sanction.

5) LIST OF DOCUMENT PRODUCED –

- Mutation Entry No- 9049,2660,1026,284,5734
- Last 30 years 7/12 Extract
- Dvelopment Agreement and Power of Attorney execute and registered at serial no- 20343/2023, 20344/2023 respectively haveli no- 18 dated-18/09/2023.

6) HISTORY OF DEVOLUTION OF TITLE :

Here I Provided Search of last 30 years previous entries are for further refrance only.

History of Develotion of title of land having area 11 Aar having Khate No-153 Own by Sunil Shataram Tapkir and othe all.

All that Peace and Parcel of land bearing Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr + Potkharaba 0 He 0 Aar asses at 1 Rupees and 62 paise situated at Village-Chovisawadi,Taluka-Haveli,Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C. origionally belong to Gopala Sakharam Tapkir.

That thereafter Gopala Sakharam Tapkir died on dated 20/07/1936 leaving behind him (1) Shripati Gopala Tapkir (son) (2) Vishnu Gopala Tapkir (son) as his legal heirs. In furtherance of the same name of Shripati Gopala Tapkir were mutated on 7/12 extract vide Mutation Entry No. 2330. Name of Vishnu Gopal Tapkir are missed in said Mutation Entry.



That thereafter Vishnu Gopala Tapkir died intestate on dated 21/07/2012 leaving behind him (1) Kantaram Vishnu Tapkir (son) (2) Balasaheb Vishnu Tapkir (Son) (3) Sunil Shantaram Tapkir (Grand Son) (4) Sachin Shantaram Tapkir (Grand Son) (5) Sarika Shantaram Tapkir (Grand Daughter) (6) Alka Shantaram Tapkir (Daughter in law) (No 3 to 6 are legal heirs of late son Shantaram Vishnu Tapkir) (7) Bebitai Maruti Datir (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 5082.s

That thereafter Bebitai Maruti Datir execute and register release deed in favour of (1) Kantaram Vishnu Tapkir (2) Balasaheb Vishnu Tapkir (3) Sunil Shantaram Tapkir (4) Sachin Shantaram Tapkir (5) Sarika Shantaram Tapkir (6) Alka Shantaram Tapkir (7) Vishnu Gopala Tapkir In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 5084.

That thereafter Bebitai Maruti Datir execute and register release deed in favour of (1) Kantaram Vishnu Tapkir (2) Balasaheb Vishnu Tapkir (3) Sunil Shantaram Tapkir (4) Sachin Shantaram Tapkir (5) Sarika Shantaram Tapkir (6) Alka Shantaram Tapkir (7) Vishnu Gopala Tapkir In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 5084.

That thereafter (1) Kantaram Vishnu Tapkir (2) Balasaheb Vishnu Tapkir (3) Sunil Shantaram Tapkir (4) Sachin Shantaram Tapkir (5) Sarika Shantaram Tapkir (6) Alka Shantaram Tapkir and other all execute and register Development Agreement and Power of Attorney in favour of M/s. Shree Umiya Buildcon registered at serial no-20343/2023, 20344/2023 in the office of sub-registrar Haveli No-18 on dated- 13/09/2023.

History of Develotion of title of land having area 11 Aar having Khata No- 3615 Own by Dattatraya Dashrath Tapkir and othe all.

All that Peace and Parcel of land bearing S Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr + Potkharaba 0 He 0 Aar asses at 1 Rupees and 62 paise situated at Village-Chovisawadi, Taluka-Haveli, Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C. origionally belong to Gopala Sakharam Tapkir. origionally belong to Gopala Sakharam Tapkir.

That thereafter Gopala Sakharam Tapkir died intestate on dated 20/07/1936 leaving behind him (1) Shripati Gopala Tapkir (son) (2) Vishnu Gopala Tapkir (son) as his legal heirs. In furtherance of the same name of Shripati Gopala Tapkir were mutated on 7/12 extract vide Mutation Entry No. 2330. Name of Vishnu Gopal Tapkir are missed in said Mutation Entry.

That thereafter Shripati Gopala Tapkir died intestate on dated 08/12/1980 leaving behind him (1) Mahadu Shripati Tapkir (son) (2) Dashrath Shripati Tapkir (Son) (3) Ramdas Shripati Tapkir (Son) (4) Tanhubai Shripati Tapkir (Wife) (5) Kasubai Shankar Kale (Daughter) (6) Samindrabai Khanderao Sorte (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 9049



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That thereafter 1. Kasubai Shankar Kale 2. Samindrabai Khanderao Sorte execute and register release deed in favour of (1) Mahadu Shripati Tapkir (2) Dashrath Shripati Tapkir (3) Ramdas Shripati Tapkir In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 284 dated- 26/12/1993.

That thereafter Mahadu Shripati Tapkir died intestate on dated 12/02/2015 leaving behind him (1) Rohidas Mahadu Tapkir (son) (2) Dnyaneshwar Mahadu Tapkir (Son) (3) Sima Ashok Sorte (Daughter) (4) Urmila Balasaheb Deokar (Daughter) (5) Gajarabai Mahadu Tapkir (Wife) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 5734. Dated-16/05/2016.

That thereafter Dashrath Shripati Tapkir died intestate on dated 29/09/2002 leaving behind him (1) Dattatraya Dashrath Tapkir (son) (2) Anil Dashrath Tapkir (Son) (3) Subhadra Dashrath Tapkir (Wife) (4) Sangita Sambhaji Harpale (Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No.2660 Dated-05/04/2006.

That thereafter Ramdas Shripati Tapkir died intestate Leaving behind him (1) Sagar Ramdas Tapkir (son) (2) Sita Ramdas Tapkir (Wife) (3) Samir Ramdas Tapkir (Son) (4) Manisha Shrikant Barane (Married Daughter) as his legal heirs. Enrolment of name of said legal heirs on 7/12 extract is still pending.

That thereafter Tanhubai Shripati Tapkir died intestate on dated 10/12/1983 leaving behind him his legal heirs as mention aboved In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No.1026 Dated-19/11/1997.

That thereafter (1) Dattatraya Dashrath Tapkir (2) Subhadra Dashrath Tapkir (3) Anil Dashrath Tapkir (4) Sangita alies Shashikala Sambhaji Harpale Tapkir (5) Rohidas Mahadu alies Mahadeo Tapkit (6) Dnyaneshwar Mahadu Tapkir (7) Smita alies Janabai Ashok Sorte (8) Late. Ramdas Shripati Tapkir through his legal hairs a. Sagar Ramdas Tapkir b. Sita Ramdas Tapkir c. Samir Ramdas Tapkir d. Manisha Shrikant Barane and other all execute and register Development Agreement and Power of Attorney in favour of M/s. Shree Umiya Buildcon registered at serial no-20343/2023, 20344/2023 in the office of sub-registrar Haveli No-18 on dated- 13/09/2023.

That in the aforesaid manner M/s. Shree Umiya Buildcon have Development right over Survey No-42/8 having area 0 He 22 Aar i.e 2200 Sq.Mtr + Potkharaba 0 He 0 Aar asses at 1 Rupees and 62 paise situated at Village-Chovisawadi,Taluka-Haveli,Dist-Pune Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C. orionally belong to Gopala Sakharam Tapkir. Within the jurisdiction of Sub-Registrar-Haveli and P.C.M.C .

I have go through all the documents which was shown by M/s. Shree Umiya Buildcon I have paid Search for 30 years (i.e. 1994 to 2023) through GRN NO - MH009517305202324E on dated- 15/10/2023

**7) CONCLUSION:-**

Considering the above facts, I have come to the conclusion that land own by (1) Sunil Shantaram Tapkir (2) Mandakini Sunil Tapkir (3) Jayesh Sunil Tapkir (4) Prathamesh Sunil Tapkir (5) Sachin Shantaram Tapkir (6) Pranjali Sachin Tapkir (7) Swastik Sachin Tapkir (8) Alka Shantaram Tapkir (9) Late . Kantaram Vishnu Tapkir Through His Legal Hairs Ujjwala Kantaram Tapkir (10) Abhijit Kantaram Tapkir (11) Gouri Abhijit Tapkir (12) Ishwari Abhijit Tapkir (13) Ayaansh Abhijit Tapkir (14) Anup Kantaram Tapkir (15) Kshitija Anup Tapkir (16) Balasaheb Vishnu alies Vishnupant Tapkir (17) Chandrakala Balasaheb Tapkir (18) Nikhil Balasaheb Tapkir (19) Abhilasha Nikhil Tapkir (20) Anay Nikhil Tapkir (21) Neha Sourabh Sinparate (22) Dattatraya Dashrath Tapkir (23) Vaishali Dattatraya Tapkir (24) Shubham Dattatraya Tapkir (25) Subhadra Dashrath Tapkir (26) Anil Dashrath Tapkir (27) Mina Anil Tapkir (28) Hrushikesh Anil Tapkir (29) Abhishekh Anil Tapkir (30) Sangita alies Shashikala Sambhaji Harpale (31) Rohidas Mahadu alies Mahadeo Tapkir (32) Nirmala Rohidas Tapkir (33) Priyanka Rohidas Tapkir (34) Prajakta Radhakrushna Panga alies Prajakta Rohidas Tapkir (35) Prajawal Rohidas Tapkir (36) Dnyaneshwar Mahadu Tapkir (37) Ujjwala Dnyaneshwar Tapkir (38) Amit Dnyaneshwar Tapkir (39) Abhilasha Amit Tapkir (40) Additya Dnyaneshwar Tapkir (41) Smita alies Janabai Ashok Sorte (42) Urmila Balasaheb Deokar (43) Late. Ramdas Shripati Tapkir through his legal hairs Sagar Ramdas Tapkir (44) Nikita sagar Tapkir (45) Tanishka Sagar Tapkir (46) Anushka Sagar Tapkir (47) Avdhut Sagar Tapkir (48) Sita Ramdas Tapkir (49) Samir Ramdas Tapkir (50) Manisha Shrikant Barane are free from encumbrances and have absolute Ownership Right over it. And M/s. Shree Umiya Buildcon have absolute development right over it.

Place: Bhosari Pune

Date : 28/01/2024


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