



TITLE VERIFICATION & SEARCH REPORT

SANKALP DEVELOPERS

Land Area : 11425 sq. mtrs

Survey No. : 56

Village : Wadmukhwadi

Potghan & Associates
Advocates & Solicitor

**Office at: Potghan House, Plot No. 124, Sector No. 20,
Krushna Nagar Pradhikaran, Chinchwad, Pune 411019**

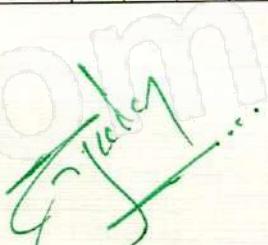
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CHALLAN
MTR Form Number-6



GRN	MH015239431202324E	BARCODE			Date 07/02/2024-17:14:04	Form ID
Department Inspector General Of Registration			Payer Details			
Search Fee			TAX ID / TAN (If Any)			
Type of Payment Other Items			PAN No.(If Applicable)			
Office Name HVL14_HAVELI 14 JOINT SUB REGISTRAR			Full Name		ADV VIKAS SURESH POTGHAN	
Location PUNE						
Year 2023-2024 One Time			Flat/Block No.			
Account Head Details					Premises/Building	
0030072201 SEARCH FEE		750.00	Road/Street			
			Area/Locality		S.NO. 54	
			Town/City/District		Wadmalwadi	
			PIN			
			Remarks (If Any)			
			 			
			Amount In	Seven Hundred Fifty Rupees Only		
Total		750.00	Words			
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042024020782295	017567909
Cheque/DD No.			Bank Date	RBI Date	07/02/2024-17:15:28	Not Verified with RBI
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9975700500

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ मैनेट" मध्ये नमुद कारणासाठी लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect of the land property admeasuring **01 Hector 14.25 Aar** i.e. 11425 square meters out of total land admeasuring 01 Hector 98 Aar bearing Survey No. 56 at revenue village **Wadmukhwadi**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation

(.....hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said plot on the request of M/s. Sankalp Developers

1) Description of Property:

All that piece and parcel of the land property having an admeasuring area **01 Hector 14.25 Aar** i.e. 11425 square meters out of total land admeasuring 01 Hector 98 Aar bearing Survey No. 56 at revenue village **Wadmukhwadi**, Tal- Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

On or towards the East	: 18 meter DP Road
On or towards the South	: Charholi-Wadmukhwadi village border
On or towards the West	: Property of S. No. 57 & 58
On or towards the North	: Remaining property of Survey No. 56

...Hereinafter referred as Said Plot / Said Property

2) The Documents of allotment of plot:

- a) Copy of Sale Deed dated 27/05/1954 registered before Sub-registrar at Haveli No. 1 at serial no. 773/1954.
- b) Copy of Sale Deed registered before Sub-Registrar at Haveli No. 14 at Serial No. 9279/2023 on 26/05/2023.



- c) Copy of Release Deed registered before Sub-Registrar at Haveli No. 14 at Serial No. 9283/2023 on 26/05/2023.
- d) Copy of Development Agreement & Power of Attorney registered before Sub-Registrar at Haveli No. 14 at Serial No. 10020/2023 & 10021/2023 respectively on 06/06/2023.

3) 7/12 extract dated 07/02/2024 & Mutation Entries bearing number: 1, 4174, 8178, 7598, 7646

4) Search Report for 30 years from 1993 till 2024

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. M/s. Sankalp Developers is having all the rights and authority to develop the Said Plot and further to sell units out of the proposed project.

Owners of the land:

Survey Number	Land Area	Name of Owners of Land / Beneficiary of Development
56	4300 sq. mtrs.	M/s. Sankalp Developers
56	7125 sq. mtrs.	Mr. Balasaheb Shankar Tapkir, Mr. Rajaram Shankar Tapkir, Mr. Sambhaji Shivaji Tapkir, Mr. Shahaji Shivaji Tapkir, Mr. Sharad Shivaji Tapkir and M/s. Sankalp Developers

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.

5) SEARCH REPORT FOR 30 YEARS TAKEN FROM:

Sub Registrar offices at Haveli 5, 14, 17, 18, 26 Pune and online search taken at IGR website.



6) ANY OTHER RELEVANT TITLE:

It appears from the above-stated title flow and documents produced before me that; M/s. Sankalp Developers is an absolute owner of land admeasuring 4300 square meters out of Survey No. 56 and M/s. Sankalp Developers is having absolute rights and authority to develop a land admeasuring 7125 square meters out of Survey No. 56 as same is acquired by them from Mr. Balasaheb Shankar Tapkir & others.

7) LITIGATION IF ANY: NIL

Date: 07/02/2024

Place: Pune

Adv. Vikas S. Potghan



**FLOW OF TITLE:****In respect of land at Survey No. 143/1 i.e. Property-A**

- 1) It appears from the revenue records that, land property at Survey No. 56 was part of old Survey No. 620 of revenue village Charholi Budruk, Taluka Haveli, District Pune.
- 2) It appears from the revenue records that, old Survey No. 620 of revenue village Charholi Budruk, Taluka Haveli, District Pune were owned and possessed by Mr. Pralhad Namdev Tapkir & Mr. Dattu Namdev Tapkir.
- 3) It appears from the Mutation Entry No. 4174 dated 05/12/1954 that; Mr. Pralhad Namdev Tapkir & Mr. Dattu Namdev Tapkir sold land at Survey No. 620 of revenue village Charholi Budruk to Mr. Damu Rama Tapkir vide Sale Deed dated 27/05/1954, which was registered before Sub-registrar at Haveli No. 1 at serial no. 773/1954 and accordingly name of Mr. Damu Rama Tapkir is recorded in 7/12 extract of Survey No. 620 of revenue village Charholi Budruk.
- 4) It appears from the Mutation Entry No. 8178 dated 21/09/1969 that; Mr. Damu Rama Tapkir went for heavenly abode on 24/07/1969 leaving behind following legal heirs namely :-
 - i. Shankar Damu Tapkir - Son
 - ii. Shivaji Damu Tapkir - Son
 - iii. Tanaji Damu Tapkir - Son
 - iv. Suresh Damu Tapkir - Son
 - v. Mandabai Damu Tapkir - Daughter
 - vi. Mirabai Damu Tapkir - Daughter
 - vii. Baby Damu Tapkir - Daughter

However; name of Mr. Shankar Damu Tapkir is only recorded on 7/12 extract as Joint Family Manager (ए.क.म.) of the above family.



- 5) It appears from the Mutation Entry No. 1 dated 01/08/1991 that; a separate village Wadamukhwadi was created out of revenue village Charholi Budruk and accordingly Survey No. 620 of village Charholi become part of new village Wadmukhwadi and said survey number was renumbered as Survey No. 56.
- 6) It appears from the Mutation Entry No. 7598 dated 20/04/2023 that; a proceeding to delete name of Mr. Shankar Damu Tapkir as Joint Family Manager (ए.कृ.मै.) from the 7/12 extract of Survey No. 56 of Wadmukhwadi and for mutation of names of all the legal heirs of Shankar Damu Tapkir is filed before Ld. Tehsildar at Pimpri Chinchwad City and accordingly Ld. Authority passed an order bearing no. HANO/155/SR/224/2023 on 11/04/2023 and thereby following names viz. Balasaheb Shankar Tapkir, Rajaram Shankar Tapkir, Vishrantabai Shankar Tapkir, Sambhaji Shivaji Tapkir, Shahaji Shivaji Tapkir, Sharad Shivaji Tapkir, Sindhbai Shivaji Tapkir, Swapnil Tanaji Tapkir, Poonam Avinash Budhgude, Gayatree Navnath Shivale, Anjanabai Tanaji Tapkir, Suresh Damu Tapkir, Ramesh Popat Sonawane, Nandkumar Popat Sonawane, Kantabai alias Parvati Prabhakar Tapkir, Meerabai Muralidhar Thorave, Manda Vinayak Tupe & Sudha Sudhir Gade were recorded in the 7/12 extract of Survey No. 56 of revenue village Wadmukhwadi.
- 7) It appears from the Mutation Entry No. 7646 dated 13/06/2023 that; Smt. Vishrantabai Shankar Tapkir & others sold land admeasuring 43 Aar i.e. **4300 square meters** out of Survey No. 56 to M/s. Sankalp Developers through its partners Mr. Tarunkumar Arvindbhai Patel & Mr. Hanumant Baban Gaikwad vide **Sale Deed** dated 26/05/2023 which was duly registered before Sub-Registrar at Haveli No. 14 at serial no. 9279/2023 and accordingly name of M/s. Sankalp Developers through its partners Mr. Tarunkumar Arvindbhai Patel &



Mr. Hanumant Baban Gaikwad is recorded on 7/12 extract of Survey No. 56 of revenue village Wadmukhwadi.

8) It appears from copy of Release Deed dated 26/05/2023 registered before Sub-registrar at Haveli No. 14 at serial no. 9283/2023 that; Mr. Ramesh Popat Sonawane, Mr. Nandkumar Popat Sonawane & Mrs. Kantabai alias Parvati Prabhakar Tapkir (legal heirs of Gajarabai alias Bayadabai Popat Sonawane) and Mrs. Meerabai Muralidhar Thorave, Mrs. Sudha Sudhir Gade & Mrs. Manda Vinayak Tupe released their undivided share in the land property at Survey No. 56 of revenue village Wadmukhwadi along-with other properties in favor of Balasaheb Shankar Tapkir, Rajaram Shankar Tapkir, Vishrantabai Shankar Tapkir, Sambhaji Shivaji Tapkir, Shahaji Shivaji Tapkir, Sharad Shivaji Tapkir, Sindhubai Shivaji Tapkir, Swapnil Tanaji Tapkir, Poonam Avinash Budhgude, Gayatree Navnath Shivale, Anjanabai Tanaji Tapkir and Suresh Damu Tapkir.

9) It appears from the documents produced before me that; Balasaheb Shankar Tapkir, Rajaram Shankar Tapkir, Sambhaji Shivaji Tapkir, Shahaji Shivaji Tapkir and Sharad Shivaji Tapkir assigned development rights of land admesuring 71.25 Aar i.e. **7125 square meters** out of Survey No. 56 of revenue village Wadmukhwadi in favor of M/s. Sanaklp Developers vide **Development Agreement** coupled with Power of Attorney registered before Sub-Registrar at Haveli No. 14 at serial no. 10020/2023 & 10021/2023. It is further observed that; Mrs. Chaya Balasaheb Tapkir, Mr. Pankaj Balasaheb Tapkir, Mr. Prasad Balasaheb Tapkir, Mrs. Bharati Rajaram Tapkir, Mr. Pratik Rajaram Tapkir, Puja Rajaram Tapkir, Mrs. Jayashree Sambhaji Tapkir, Mr. Sanket Sambhaji Tapkir, Shweta Sambhaji Tapkir, Sujata Shahaji Tapkir, Suraj Shahaji Tapkir, Shiwani Shahaji Tapkir and Baby Sharad Tapkir gave their consent for assignment for above-stated development rights in favor of M/s. Sankalp Developers



10) It appears from all the above documents, revenue record and flow of title that; **M/S. SANKALP DEVELOPERS** acquired land admeasuring **4300 square meters** and acquired development rights of land admeasuring **7125 square meters** out of **Survey No. 56** of revenue village **Wadmukhwadi**.

I further say that; as per the documents produced before me and as per the flow of the title, I do not find any entry which is adverse to the rights of the M/S. SANKALP DEVELOPERS and same found as clean, clear & marketable.

11) Furthermore; while taking the computerized & manual search at the offices of Sub-Registrar at Haveli & computerized search at JDR Pune Search Office; I haven't come across any adverse entry in respect of the Said Property. However; at some of the Sub-Registrar offices at Haveli, few registers were not available for perusal and few were in torn condition.

12) **Note:** The search made and all the information provided in this report is gathered from documents (photocopies) placed before me as mentioned in the report and computerized and manual search taken at the offices of Sub-Registrar at Haveli & at JDR Pune search office.

