

ADV. VIVEK VINODKUMAR GUPTA

OFF: Basement, Plot No. 106, Shruti Enclave, Telco-Nehrunagar Rd,
Opp R.R.Hotel, Udyamnagar, Pimpri Pune 411018.

MOB.NO. 9822730180.

To,

MahaRERA



LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to i) Survey No. 73/1E/1, having corresponding CTS No. 9546(P) and 9547(P) total area admeasuring 00 H 18 R assessed at Rs. 01.00 Paise and ii) Survey No. 73/1E/2, having corresponding CTS No. 9547(P) and 9551(P) total area admeasuring 00 H 36 R assessed at Rs. 01.95 Paise and iii) Survey No. 73/2D/1A, having corresponding CTS No. 9553(P) area admeasuring 00 H 06 R assessed at Rs. 1.69 Paise out of total area admeasuring 00 H 61 R, situated at village Rahatani, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (Hereinafter referred as the said plots).

I have investigated the title of the said plot on the request M/s. Goodwill Buildcon through its Partner Pravin Prakash Malekar, a registered Partnership firm having office at- Pimpri, Pune - 411017 and have been provided following documents i.e. :-

1. Description of the properties:

All that piece and parcel of properties bearing

- i) Survey No. 73/1E/1, having corresponding CTS No. 9546(P) and 9547(P) total area admeasuring 00 H 18 R assessed at Rs. 01.00 Paise,
- ii) Survey No. 73/1E/2, having corresponding CTS No. 9547(P) and 9551(P) total area admeasuring 00 H 36 R assessed at Rs. 01.95 Paise,

iii) Survey No. 73/2D/1A, having corresponding CTS No. 9553(P) area admeasuring 00 H 06 R assessed at Rs. 1.69 Paise out of total area admeasuring 00 H 61 R.



all properties are situated at village Rahatani, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which are jointly bounded as under -

On or towards East - By adjacent CTS No. 9653(P).
On or towards West - By adjacent CTS No. 9634(P).
On or towards South - By adjacent CTS No. 9551(P).
On or towards North - By adjacent CTS No. 9646(P).

2. Documents of Allotment of Plots:

1. Copy of 7/12 Extracts.
2. Copy of Mutation Entries.
3. Copies of Sale Deed.
4. Copy of Power of Attorney.
5. Copy of Development agreement.
6. Copy of Release Deed.
7. Copy of Regular Civil Suit No. 1560/1979.
8. Copy of Regular Civil Suit No. 87/1980.
9. Copy of Civil Appeal No. 557/1985.
10. Copy of 2nd appeal bearing No. 63/1988.
11. Copy of Special Leave Petition bearing No. 2329/1999 in the Hon'ble Supreme Court of India.
12. Copy of Demarcation.
13. Copy of D.P Opinion.
14. Copy of Commencement Certificate.
15. Copy of N.A. order.
16. Copy of Sanctioned Lay-out Plan.
17. Copy of TDR Agreement.
18. Copy of Search report issued by me dated 03/05/2023.
19. Copy of Search report issued by Adv. Kishor N. Patil dated 31/03/2023.

3. 7/12 extract / Property Card issued by Talathi Office, vide Mutation Entries No. 326, 718, 935, 984, 1008, 1256, 28877, 29080,



29648, 33384, 33647, 1250, 1408, 2301, 2388, 5510, 26951, 26075, 29648, 33782, 602, 952, 13289, 29330, 32019, 32657, 32985 and 34677.

4. Search report for 30 years from 1994 till 2023.

5. 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 i) Mohan Janardhan Atre, Mohini Janardhan Atre, Pandit Kondiba Kadam, **Jangal Kondiba Kadam**, Sangeeta Lahu Kadam, Rakesh Lahu Kadam and Supriya Bhushan Aatik ii) M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others iii) Alka Kaluram Nakhate, Sandeep Kaluram Nakhate, Bhanudas Kaluram Nakhate, Devidas Kaluram Nakhate, **Sanjay Kaluram Nakhate**, **Rekha Sanjay Nakhate**, Pooja Sagar Chandere and Ujwala Rahul Sathe is clear, marketable and without any encumbrances subject to the outcome of Sp. C. S No. 1072/2013.

6.

Owners of the Plots	Description on Properties
<p>i) Mohan Janardhan Atre, Mohini Janardhan Atre, Pandit Kondiba Kadam, Jangal Kondiba Kadam, Sangeeta Lahu Kadam, Rakesh Lahu Kadam and Supriya Bhushan Aatik.</p> <p>ii) M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others.</p> <p>iii) Alka Kaluram Nakhate, Sandeep Kaluram Nakhate, Bhanudas Kaluram Nakhate, Devidas Kaluram Nakhate, Sanjay Kaluram Nakhate, Rekha Sanjay Nakhate, Pooja Sagar Chandere and Ujwala Rahul Sathe.</p>	<p>i) Survey No. 73/1E/1, having corresponding CTS No. 9546(P) and 9547(P) total area admeasuring 00 H 18 R assessed at Rs. 01.00 Paise,</p> <p>ii) Survey No. 73/1E/2, having corresponding CTS No. 9547(P) and 9551(P) total area admeasuring 00 H 36 R assessed at Rs. 01.95 Paise,</p> <p>iii) Survey No. 73/2D/1A, having corresponding CTS No. 9553(P) area admeasuring 00 H 12.79 R assessed at Rs. 0.53 Paise out of total area admeasuring 00 H 61 R,</p> <p>all properties are situated at village Rahatani, Tal. Haveli, Dist. Pune, within the limits of Pimpri</p>

Chinchwad Municipal Corporation
and within the jurisdiction of Sub-
Registrar Haveli

The report reflecting the flow of the title of I) Mohan Janardhan Atre, Mohini Janardhan Atre, Pandit Kondiba Kadam, Jangal Kondiba Kadam, Sangeeta Lahu Kadam, Rakesh Lahu Kadam and Supriya Bhushan Aatik (II) M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others III) Alka Kaluram Nakhate, Sandeep Kaluram Nakhate, Bhanudas Kaluram Nakhate, Devidas Kaluram Nakhate, Pooja Sagar Chandere and Ujjwala Rahul Sathe on the said land is enclosed herewith as annexure.

That Mangal Gulab Bhosale had released her right, title, share and interest but her name is yet to be deleted from the 7/12 extract of Survey No. 73/1E/1.

That Ankush Kondiba Kadam had expired but his name is yet to be deleted from the 7/12 extract and the names of his legal heirs i.e. Dattatraya Ankush Kadam and Swati Yogesh Bhondve are yet to be recorded in the 7/12 extract of Survey No. 73/1E/1.

That Sunil Pandit Kadam, Yash Sunil Kadam, Pragya Sunil Kadam, Haribhau Pandit Kadam, Prachi Haribhau Kadam, Rupesh Pandit Kadam are the legal heirs of the above owner Pandit Kondiba Kadam.

That Mukta Jangal Kadam is the legal heir of the above owner Jangal Kondiba Kadam. (deceased)

That Rakesh Lahu Kadam and Supriya Bhushan Aatik are the legal heirs of the above owner Sangeeta Lahu Kadam.

Alka Kaluram Nakhate, Pooja Sagar Chandere, Ujjwala Rahul Sathe, Bhanudas Kaluram Nakhate, Devidas Kaluram Nakhate, Sandeep Kaluram Nakhate, Mohan Janarshan Atre and Mohini Janarshan Atre are the legal heirs of the above owner Kaluram Gajanan Nakhate.

That Sanjay Kaluram Nakhate and Rekha Sanjay Nakhate are deceased and their share devolved upon the abovementioned legal heirs. i.e Pooja Sagar Chandore and Ujjwala Rahul Sathe

The aforementioned legal heirs together with owners had granted Development rights to M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others vide registered Development Agreement & Power of Attorney

It is seen that a supplementary deed for reconstitution of Partnership Firm was executed between partners of M/s Goodwill Buildcon on 06/09/2022, in which M/s Goodwill Buildcon through its partner Tushar Raghunath Hinge, Shrikant Ramesh Desai, Sadashiv Anandrao Deshmukh, Mavani Jimesh Himmatbhai, Jeetu Gurubaksh Pahlani, Pravin Prakash Malekar, Prashant Prakash Malekar, Premchand Chelaram Tilokani and Vishal Rajkumar Dharmani remained as continuing partner and Murli Khushiram Bathija and Sachin Murli Bathija retired as partners and Kishinchand Kukreja, Vrushabh Baban Malekar were added as the newly admitted partner.

Enc: Annexure.
Date: 30/01/2024



uptrav
Advocate

Adv. Vivek Vinodkumar Gupta
MAH 2372/2008 DATE: 18/07/2008
Off. Plot No. 108 Bhavani Shriti Enclave
Building, New Kurti Pick up Point,
Udyam Marg, Chinchwad, Pune-411019
Mobile: 9822730180



1998D0006077

प्रमाणपत्र क्र. / Certificate No.

N20231221-3353-00022-4/4-Bhavani Peth

नमुना - ६ / Form - 6



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
पुणे महानगरपालिका
PUNE MUNICIPAL CORPORATION



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म व मृत्यु नोंदणी नियम २००० चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act., 1969 and Rule 8/13 of the Maharashtra Registration of Birth and Deaths Rules, 2000)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्यूच्या मृूळ अभिलेखाच्या नोंदवहीतुन घेण्यात आलेली आहे. जी की (स्थानिक क्षेत्र) पुणे तालुका : हवेली जिल्हा : पुणे महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे.

This is to certify that the following information has been taken from the original record of Death which is the register for (local area/local body) Pune of taluk / block : Havelli of District : Pune of Maharashtra State : India

मृताचे नाव :

रेखा संजय नखाते

स्त्री

Name of Deceased :

लिंग :

Female

मृत्यु दिनांक :

29/04/1998

Sex :

रुबी हॉल विल्हेमीक

Date of Death :

मृत्युचे ठिकाण :
Place of Death :

संजय नखाते

आईचे/पत्नीचे पूर्ण नाव :

वडिलांचे / पतीचे पूर्ण नाव :

Full Name of Mother/Wife :

Full Name of Father / Husband :

मयत व्यक्तीचा

मयत व्यक्तीचा

मृत्यु समवीचा पता :

कायमचा पता :

Address of
deceased at the
time of death:Permanent
address
of deceased :

नोंदणी क्र. :

9800006086

29/04/1998

Registration No.:

नोंदणी दिनांक :
Date of Registration :

शेरा :

Remarks (if any) :

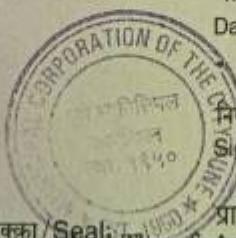
21/12/2023

प्रमाणपत्र दिल्याचा दिनांक :

Date of Issue of Certificate Having Scan Signature And Therefor Admited of The Physical Signature of Pune Municipal Corporation

प्राधिकाऱ्याचा पता :

Signature of the issuing authority :

Dr. Kalpana Balwant
Sub Registrar & Medical Officer
Birth-Death Department

प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची खात्री करा.

Ensure Registration of Every birth and death.



पुणे महानगरपालिका

प्रमाणपत्र क्रमांक / Certificate No. :

नमुना - / Form -



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
पिंपरी-चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.
PIMPRI-CHINCHWAD MUNICIPAL CORPORATION, PIMPRI - 411 018.



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की (स्थानिक क्षेत्र) पिंपरी चिंचवड, तालुका हवेली, जिल्हा- पुणे, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे.

This is to certify that the following information has been taken from the original record of death which is the register for (local area/local body) Pimpri Chinchwad of taluk /block Haveli of District Pune of Maharashtra State.

मृताचे पूर्ण नाव: संजय काळूराम नखाते

Full Name of Deceased :

मृत्यु दिनांक: 25/12/1998

Date of Death: 25/12/1998

आईचे पूर्ण नाव:

Full Name of Mother:

मयत व्यक्तीचा मृत्युसमयीचा पता:
रहाटणीगाव, पुणे.

लिंग: पुरुष

Sex: MALE

मृत्युचे ठिकाण: घर: रहाटणीगाव, पुणे.

Place of death:

वडिलांचे/पतीचे पूर्ण नाव:

Full Name of Father/Husband:

मयत व्यक्तीचा कायमचा पता:

रहाटणीगाव, पुणे.

Address of the deceased at the time of death:

Permanent address of the deceased:

नोंदणी क्रमांक: 00054

Registration No.: 00054

Office Registration No:

शेरा:

Remarks (If any):

प्रमाणपत्र दिल्याचा दिनांक: 18/10/2012

Date of Issue: 18/10/2012

नोंदणी दिनांक: 30/12/1998

Date of Registration: 30/12/1998

उप-निवायक
Signature of the Issuing authority: नन्य-पूर्ण नोंदणी
प्राधिकाऱ्याचा पता: धेरगांव विभाग

Address of the issuing authority:



CHALLAN
MTR Form Number-6

CRN	MR/1267507202304	BARCODE			Date	09-11-2023 10:54:29	Form ID	
Department	Ministry of General Overseas			Payer Details				
Search Fee								
Type of Payment	Other items			TAN ID / TAN (If Any)				
Office Name	HSS12. HAVELI 11. JONT SUD REGISTRAR			PAN No (If Applicable)				
Location	HSS12			Full Name		Adhar No. / Aadhar Card		
Year	2023-2024 One Time			Flat/Block No.				
Account Held Details		Amount in Rupees	Premises/Building					
0000012001 SEARCH FEE		750.00	Road/Street No. HSS12					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Search for 30 years Since Date: 15-07-2023 To: 15-07-2053					
Total		750.00	Amount in Words Seven Hundred Only Rupees Only					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CRN	Ref. No.	0000072023110900003.CPATWGBB07				
Cheque/DD No.		Bank Date	BB Date	09-11-2023 10:54:29				
Name of Bank		Bank Branch	STATE BANK OF INDIA					
Name of Branch		Branch Date	Not Verified with Bank					

Department ID: 0000072023110900003.CPATWGBB07
 NOTE: - This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 HSS12 11 1267507202304 0000072023110900003.CPATWGBB07

ADV. VIVEK VINODKUMAR GUPTA

Off: Basement, Plot No. 106, Shruti Enclave, Telco-Nehrungar Rd,

Opp R.R.Hotel, Udyamnagar, Pimpri Pune 411018.

MOB. NO. 9822730180

SEARCH AND TITLE REPORT

I am instructed by **M/s. Goodwill Buildcon** through its Partner **Pravin Prakash Malekar**, having its Office at: Pimpri, Pune - 411017 to take search and give report of the properties mentioned hereinbelow and issue title report.

SCHEDULE OF THE PROPERTIES

All that piece and parcel of properties bearing.....

- i) Survey No. 73/1E/1, having corresponding CTS No. 9546(P) and 9547(P) total **area admeasuring 00 H 18 R** assessed at Rs. 01.00 Paise,
- ii) Survey No. 73/1E/2, having corresponding CTS No. 9547(P) and 9551(P) total **area admeasuring 00 H 36 R** assessed at Rs. 01.95 Paise,
- iii) Survey No. 73/2D/1A, having corresponding CTS No. 9553(P) **area admeasuring 00 H 06 R** assessed at Rs. 1.69 Paise out of total area admeasuring 00 H 61 R,

all the properties are situated at revenue village **Rahatani**, Taluka - Haveli, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub- Registrar Haveli & which are commonly bounded as under:



On or towards East - By adjacent CTS No. 9653(P).
On or towards West - By adjacent CTS No. 9634(P).
On or towards South - By adjacent CTS No. 9551(P).
On or towards North - By adjacent CTS No. 9646(P).

THE DOCUMENTS PERUSED

M/s. Goodwill Buildcon through its Partner **Pravin Prakash Malekar**, having its Office at: Pimpri, Pune - 411017, has provided me following documents for search of the said properties.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copies of Sale Deed.
4. Copy of Power of Attorney.
5. Copy of Development agreement.
6. Copy of Release Deed.
7. Copy of Regular Civil Suit No. 1560/1979.
8. Copy of Regular Civil Suit No. 87/1980.
9. Copy of Civil Appeal No. 557/1985.
10. Copy of 2nd appeal bearing No. 63/1988.
11. Copy of Special Leave Petition bearing No. 2329/1999 in the Hon'ble Supreme Court of India.
12. Copy of Demarcation.
13. Copy of D.P Opinion.
14. Copy of Commencement Certificate.
15. Copy of N.A. order.
16. Copy of Sanctioned Lay-out Plan.
17. Copy of TDR Agreement.
18. Copy of Search report issued by me dated 03/05/2023.
19. Copy of Search report issued by Adv. Kishor N. Patil dated 31/03/2023.

(P).
*201

I have carried out Search in respect of the said properties in the office of Sub-Registrar Haveli, for last 30 years i.e. from 1993 till today and after going through above referred documents I have found following information.

Common History relating to Survey No. 73/1E/1 and Survey No. 73/1E/2

Mutation entry No. 326 shows that as per phalni namuna 12 Survey No. 73 was allotted hissa numbers. Accordingly Survey No. 73 Hissa No. 1E was allotted and recorded in the name of Dagdu Mahadu Kadam to the extent of area admeasuring 01 Acre 13 Gunthe. Accordingly name of Dagdu Mahadu Kadam was recorded in the record of 7/12 extract of Survey No. 73/1E.

Mutation Entry No. 718 shows that, Dagdu Mahadu Kadam expired on 28/03/1954 leaving behind him following legal heirs namely:

1. Babu Dagdu Kadam	-	Son
2. Kondiba Dagdu Kadam	-	Son

Accordingly after the demise of Dagdu Mahadu Kadam his name was deleted & names of his sons were recorded in the record of 7/12 extract of said property and other properties for 8 anna share each.

Mutation entry No. 935 shows that Kondiba Dagdu Kadam availed Tagai of Rs. 5000/- on 26/02/1966 for Lift Irrigation. Accordingly as per the Tagai Namuna No. 2 name of Lift Irrigation Tagai was recorded in the other rights column of the 7/12 extract of the said property and other properties.

Mutation Entry No. 984 shows that, Sopana Namdev Gujar had purchased 00 H 18 R land out of the property bearing Survey No. 73/1E from Kondiba Dagdu Kadam by registered Sale Deed on 25/01/1966. By the said Sale Deed Survey No. 73/1E was sub divided as follows:

Survey No. 73/1E/1 area admeasuring 00 Acre 18 Gunthe was recorded in the name of Sopana Namdev Gujar by opening new 7/12 extract.

Survey No. 73/1E/2 area admeasuring 00 Acre 35 Gunthe was recorded in the names of Babu Dagdu Kadam & Kondiba Dagdu Kadam by opening of new 7/12 extract. The said Sale Deed is not provided for perusal, only mutation entry is relied upon.

Mutation Entry No. 1008 is relating to the Weight and Measurement Act, 1958 and Indian Coinage Act & area of said property was converted into 00 H 18 R by the said mutation entry.

History relating to Survey No. 73/1E/1

Mutation Entry No. 1256 shows that, Sopana Namdev Gujar expired on 10/01/1979 leaving behind him following legal heirs namely:

1. Vishnu Sopana Gujar	-	Son
2. Mahadev Sopana Gujar	-	Son
3. Shakuntala Shivaji Badhe	-	Daughter
4. Savitribai Sopana Gujar	-	Widow Wife
5. Narhari Namdev Gujar	-	Real Brother
6. Shankar Namdev Gujar	-	Real Brother

Accordingly after the demise of Sopana Namdev Gujar his name was deleted & names of his sons, widow wife and real brothers were recorded in the possessor

column of 7/12 extract of Survey No. 73/1E/1 and the name of Shakuntala Shivaji Badhe was recorded in the other rights column of 7/12 extract of Survey No. 73/1E/1. The names of minor sons were recorded through their natural guardian mother i.e. Savitribai Sopana Gujar.

It is seen that Kondiba Dagdu Kadam had filed a Regular Civil Suit No. 1560/1979 in respect of Survey No. 73/1E/1 against Sopana Namdev Gujar before the Hon'ble CJJD, Pune. The said suit was dismissed on 25/07/1985, against which 1st appeal was filed bearing Civil Appeal No. 557/1985 in the Court of District Judge, Pune and the Hon'ble District Judge had allowed the appeal by its order dated 09/01/1987. Thereafter Sopana Namdev Gujar died so his wife i.e. Savitribai Sopana Gujar preferred a 2nd appeal bearing No. 63/1988 in the Hon'ble High Court of Bombay which was allowed on 19/11/1997 in favour of Savitribai Sopana Gujar. Thereafter Kondiba Dagdu Kadam filed a Special Leave Petition bearing No. 2329/1999 in the Hon'ble Supreme Court of India against the order of Hon'ble High Court of Bombay, wherein the Hon'ble Apex Court allowed the appeal on 16/04/1999 by restoring the verdict of Hon'ble District Judge.

Mutation Entry No. 28877 shows that, Kondiba Dagdu Kadam through his legal heirs had preferred a Regular Darkhast bearing No. 181/1987 before the Hon'ble CJJD, Pune against Savitribai Sopana Gujar through her legal heirs and others in respect of Survey No. 73/1E/1 to the extent of area admeasuring 00 H 18 R along with other properties. That the Hon'ble court was pleased to execute the Sale Deed bearing No. 8149/2015 in the office of Sub Registrar Haveli No. 25 through Court Commissioner dated 15/12/2015. Accordingly by the said Sale Deed names of Pandit Kondiba Kadam, Ankush

Kondiba Kadam, Lahu Kondiba Kadam, Mangal Gulab Bhosale and Jangal Kondiba Kadam being the legal heirs of Kondiba Dagdu Kadam were recorded in the possessor column of 7/12 extract of Survey No. 73/1E/1 to the extent of area admeasuring 00 H 18 R and names of Vishnu Sopana Gujar, Shakuntala Shivaji Badhe, Mahadev Sopana Gujar, Savitribai Sopana Gujar, Narhari Namdev Gujar and Shankar Namdev Gujar were deleted. The name of Shakuntala Shivaji Badhe was also deleted from the other rights column of 7/12 extract of Survey No. 73/1E/1.

Mutation Entry No. 29080 shows that, Pandit Kondiba Kadam, Ankush Kondiba Kadam, Lahu Kondiba Kadam, Mangal Gulab Bhosale and Jangal Kondiba Kadam had sold the property bearing Survey No. 73/1E/1 area admeasuring 00 H 10 R to Janardhan Shridhar Atre and Mohan Janardhan Atre by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 25 noted at serial No. 8150/2015 on 15/12/2015. Thus Janardhan Shridhar Atre and Mohan Janardhan Atre became owners of the property bearing Survey No. 73/1E/1 to the extent of area admeasuring 00 H 10 R. Accordingly names of Janardhan Shridhar Atre and Mohan Janardhan Atre were recorded in the 7/12 extract of Survey No. 73/1E/1 to the extent of area admeasuring 00 H 10 R.

It is seen that, Mangal Gulab Bhosale had released/relinquished her rights, title & interest in respect of Survey No. 73/1E/1 and other properties in favour of Pandit Kondiba Kadam, Ankush Kondiba Kadam, Lahu Kondiba Kadam and Jangal Kondiba Kadam by registered Release Deed noted at Serial No. 10060/2016 on 26/12/2016. Accordingly as per said Release Deed name of Mangal Gulab Bhosale is yet to be deleted from the 7/12 extract of Survey No. 73/1E/1.



Mutation Entry No. 29648 relates to rectification of 7/12 extract of Survey No. 73/1E/1.

Mutation Entry No. 33384 shows that, Janardhan Shridhar Atre expired on 23/04/2021 leaving behind him following legal heirs namely:

1. Mohini Janardhan Atre	-	Widow Wife
2. Mohan Janardhan Atre	-	Son

Accordingly after the demise of Janardhan Shridhar Atre his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of Survey No. 73/1E/1.

Mutation Entry No. 33647 shows that, Lahu Kondiba Kadam expired on 31/03/2022 leaving behind him following legal heirs namely:

1. Sangeeta Lahu Kadam	-	Widow Wife
2. Rakesh Lahu Kadam	-	Son
3. Supriya Bhushan Aatik	-	Daughter

Accordingly after the demise of Lahu Kondiba Kadam his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of Survey No. 73/1E/1.

It is seen that Mohini Janardhan Atre and Mohan Janardhan Atre had sold the property bearing Survey No. 73/1E/1 area admeasuring 00 H 10 R to M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai, Pravin Prakash Malekar, Prashant Prakash Malekar Tushar Raghunath Hinge, Sadashiv Anandrao Deshmukh, Jimesh Himmatbai Mawani, Jeetu Gurubaksh Pahlani, Murli Khushiram Bhatija, Sachin Murli Bhatija and Premchand Chelaram Tilokani by registered Agreement to Sale coupled with Power of Attorney. The said

Agreement to Sale and Power of Attorney are registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 5735/2022 and 5736/2022 on 25/03/2022 respectively. M/s. Goodwill Buildcon through its partners had paid entire consideration amount to Mohini Janardhan Atre and Mohan Janardhan Atre.

It is seen that Pandit Kondiba Kadam and others had granted Development rights in respect of the property bearing Survey No. 73/1E/1 to the extent area admeasuring 00 H 04 R in favour of M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai, Pravin Prakash Malekar by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at Serial No. 22421/2022 and 22422/2022 respectively on 01/12/2022.

It is seen that Pandit Kondiba Kadam and others had granted Development rights in respect of the property bearing Survey No. 73/1E/1 to the extent area admeasuring 00 H 04 R in favour of M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai, Pravin Prakash Malekar by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 18 noted at Serial No. 22423/2022 and 22424/2022 respectively on 01/12/2022.

It is seen that Pandit Kondiba Kadam had obtained Demarcation certificate in respect of said property from the office of Deputy Superintendent of Land Records Haveli, Pune bearing very urgent M.R. No. 6244/2022 on 16/12/2022.

It is seen that Sunil Pandit Kadam and Dattatraya Ankush Kadam had executed a deed Supplementary to the Development Agreement noted at Sr. No. 22423/2022 to the extent of additional area admeasuring 00 H 04 R in favour of M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai, Pravin Prakash Malekar by executing Supplementary Development Agreement. The said Supplementary Development Agreement was registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 800/2023 on 17/01/2023.

It is seen that Sunil Pandit Kadam and Dattatraya Ankush Kadam had executed a deed Supplementary to the Development Agreement noted at Sr. No. 22421/2022 to the extent of additional area admeasuring 00 H 04 R in favour of M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai, Pravin Prakash Malekar by executing Supplementary Development Agreement. The said Supplementary Development Agreement was registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 801/2023 on 17/01/2023.

It is seen that M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar had obtained D.P. Opinion in respect of said property from the office of PCMC bearing No. NARVI/KAVI/43/RAHATANI/16/2023 and NARVI/KAVI/43/RAHATANI/19/2023 dated 24/02/2023 respectively.

History relating to Survey No. 73/1E/2

Mutation Entry No. 1250 shows that, Sopana Namdev Gujar has purchased the property bearing Survey No. 73/1E/2 from Babu Dagadu Kadam by registered Sale Deed on 28/01/1970. Thus Sopana Namdev Gujar became owner of Survey No. 73/1E/2.

Accordingly name of Sopana Namdev Gujar was recorded in the record of 7/12 extract of Survey No. 73/1E/2.

Mutation entry No. 1408 shows that Babu Dagadu Kadam availed loan of Rs. 7000/- from Pavana Vivid Karyakari Sahakari Society. Hence Name of Pavana Vivid Karyakari Sahakari Society was recorded in the other rights column of 7/12 extract of Survey No. 73/1E/2.

Mutation Entry No. 2301 shows that, Savitrbai Sopana Gujar had filed regular civil suit 87/1980 in the court of Civil Judge Junior Division Pimpri, Pune against Babu Dagadu Kadam. That the said suit was compromised between Savitrbai Sopana Gujar & Babu Dagadu Kadam & the said suit was decreed on 03/01/1983. As per the compromise Survey No. 73/1E/2, 73/1A/2, 73/F/2 was parted between Savitrbai Sopana Gujar & Babu Dagadu Kadam as under.

Survey No. 73/1A/2/1 area admeasuring 00 H 22 R + 00 H 11 R came to the share of Savitrbai Sopana Gujar.

Survey No. 73/1A/2/2 area admeasuring 00 H 22 R + 00 H 11 R came to the share of Babu Dagadu Kadam.

Survey No. 73/1E/2 area admeasuring 00 H 36 R came to the share of Savitrbai Sopana Gujar.

Survey No. 73/F/2 area admeasuring 00 H 18 R came to the share of Babu Dagadu Kadam.

Mutation entry No. 2388 shows that Baburao Dagadu Kadam had repaid loan obtained by him from Pavana Vivid Karyakari Sahakari Society. Hence Name of Pavana Vivid Karyakari Sahakari Society was deleted from the other rights column of 7/12 extract of Survey No. 73/1E/2.

Mutation entry No. 5510 shows that as per the circular of Collector (Tenancy Branch) dated 12/01/1989 & as per the circular of Tahsildar, Haveli dated 23/01/1989 the name of Lift Irrigation Tagai was deleted from the other rights column of the record of 7/12 extract of Survey No. 73/1E/2.

Mutation Entry No. 26075 shows that, Savitrabai Sopana Gujar expired on 14/05/2005 leaving behind her following legal heirs namely:

1. Vishnu Sopana Gujar	-	Son
2. Mahadev Sopana Gujar	-	Son
3. Shakuntala Shivaji Badhe	-	Daughter

Accordingly after the demise of Savitrabai Sopana Gujar her name was deleted & names of her above mentioned legal heirs were recorded in the record of 7/12 extract of Survey No. 73/1E/2.

Mutation Entry No. 26951 shows that, M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani has purchased the property bearing Survey No. 73/1E/2 area admeasuring 00 H 36 R from Vishnu Sopana Gujar, Chandrabhaga Vishnu Gujar, Vikram Vishnu Gujar, Deepak Vishnu Gujar, Swati Vikram Gujar, Mahadev Sopana Gujar for himself & as a natural guardian father of Aryaa, Anjana Mahadev Gujar & Shakuntala Shivaji Bathe with the consent of Balasaheb Baburao Kadam, Janabai Balasaheb Kadam, Babasaheb Balasaheb Gujar & Anil Balasaheb Kadam by registered Sale Deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 10823/2012 and 10824/2012 on 19/12/2012 respectively. Thus M/s. S.S.D. Homes through its

Proprietor Kishinchand Hotchand Matani became owner of Survey No. 73/1E/2. Accordingly name of M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani is recorded in the record of 7/12 extract of Survey No. 73/1E/2 and the names of Vishnu Sopana Gujar, Chandrabhaga Vishnu Gujar, Vikram Vishnu Gujar, Deepak Vishnu Gujar, Swati Vikram Gujar, Mahadev Sopana Gujar were deleted.

It is seen that Rohidas Narhari Gujar, Bhanudas Narhari Gujar, Vasant Narhari Gujar, Vitthal Narhari Gujar, Dattatraya Narhari Gujar & Rohini alias Sanjivani Rajendra Ghogare had executed Consent Deed coupled with Power of Attorney in favour of M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani in respect of area admeasuring 00 H 36 R out of Survey No. 73/1E/2. The said Consent Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 10908/2012 and 10909/2012 on 21/12/2012 respectively.

Mutation Entry No. 29648 relates to rectification of 7/12 extract of Survey No. 73/1E/2.

Mutation Entry No. 33782 shows that, M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani has sold the property bearing Survey No. 73/1E/2 area admeasuring 00 H 36 R to M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and Pravin Prakash Malekar by registered Sale Deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 19 noted at serial No. 9813/2022 and 9814/2022 on 27/05/2022. Thus M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and Pravin Prakash Malekar became owner of Survey No. 73/1E/2. Accordingly the name of M/s. Goodwill Buildcon through

its partners Shrikant Ramesh Desai and Pravin Prakash Malekar was recorded in the record of 7/12 extract of Survey No. 73/1E/2 and the name of M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani.

It is seen that M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani had obtained Demarcation certificate in respect of said property from the office of Deputy Superintendent of Land Records Haveli, Pune bearing very urgent M.R. No. 6131/2022 on 08/08/2022.

It is seen that Ramdas Waghore had filed Sp. C. S No. 1072/2013 against Vishnu Gujar and others which was dismissed on 15/10/2018.

Thereafter Ramdas Waghore had filed Miscellaneous Civil Application No. 382/2019 for restoration of Sp. C. S No. 1072/2013 against Vishnu Sopan Gujar and others before the Hon'ble Civil Judge Senior Division dated 11/03/2019. The said application was allowed. Accordingly as per the judgment dated 19/04/2023, Sp. C. S No. 1072/2013 was restored.

It is seen that M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar had obtained D.P. Opinion in respect of said property from the office of PCMC bearing No. NARVI/KAJI/43/RAHATANI/18/2023 on 24/02/2023.

History relating to Survey No. 73/2D/1A

Mutation entry No. 602 shows that in the year 1950 Shankar Sakharam Nakhate, Babu Laxman Nakhate and Gajanan Rambhau Nakhate had parted Survey No. 73 and other properties among themselves. As per the said partition Survey No. 73/2D area admeasuring 01 Acre 20

Gunthe came to the share of Gajanan Rambhau Nakhate. Thus by partition effected in the year 1950 Gajanan Rambhau Nakhate became exclusive owner of Survey No. 73/2D. Accordingly the name of Gajanan Rambhau Nakhate was recorded in the record of 7/12 extract of Survey No. 73/2D/1A.

Mutation entry No. 952 shows that Gajanan Rambhau Nakhate had obtained Tagai for lift irrigation. Accordingly lift irrigation tagai remark was recorded in other rights column of 7/12 extract of Survey No. 73/2D/1A.

Mutation Entry No. 1008 is relating to the Weight and Measurement Act, 1958 and Indian Coinage Act & area of said property was converted into 00 H 18 R by the said mutation entry.

Mutation entry No. 13289 shows that a compromise took place between Kaluram Gajanan Nakhate and Balkrushna Gajanan Nakhate in R. C. S. No. 123/1994 pending before the Hon'ble CJJD, Pimpri. By said compromise partition took place between Kaluram Gajanan Nakhate and Balkrushna Gajanan Nakhate and decree was drawn accordingly.

Accordingly by the decree of the Hon'ble Court the said property along with other properties came to the share of Kaluram Gajanan Nakhate.

It is seen that Kaluram Gajanan Nakhate had sold various plots from the said property to various purchasers by executing various Sale Deeds. Accordingly names of various purchasers were recorded in the record of 7/12 extract of the said property by various mutation entries.

Mutation entry No. 29330 shows that the name of Pimpri Chinchwad Sahakari Bank was deleted from other rights column of 7/12 extract of the said property.

Mutation entry No. 31708 shows that as per Sec 155 of MLRC Act rectification was made in 7/12 extract of the said property.

Mutation Entry No. 31808 relates to rectification of 7/12 extract.

Mutation entry No. 32019 shows that Babulal Mashaksahab had repaid the loan obtained from Shivkrupa Sahakari Pat Limited. Accordingly the names of Shivkrupa Sahakari Pat Limited and Babulal Mashaksahab were deleted from the other rights column of 7/12 extract of the said property.

Mutation entry No. 32657 relates to computerized rectification of 7/12 extract of the said property.

Mutation entry No. 32985 relates to computerized rectification of 7/12 extract of the said property.

It is seen that Kaluram Gajanan Nakhate and others had granted Development rights in respect of the property bearing Survey No. 73/2D/1A to the extent area admeasuring 00 H 03 R in favour of M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 5243/2022 and 5244/2022 respectively on 05/04/2022.

It is seen that again Kaluram Gajanan Nakhate and others had granted Development rights in respect of the

property bearing Survey No. 73/2D/1A to the extent area admeasuring 00 H 03 R in favour of M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others by executing Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 5246/2022 and 5248/2022 respectively on 05/04/2022.

It is seen that Kaluram Gajanan Nakhate through his Power of Attorney Shrikant Ramesh Desai had obtained Demarcation certificate in respect of property bearing Survey No. 73/2D/1A from the office of Deputy Superintendent of Land Records Haveli, Pune bearing urgent M.R. No. 6959/2022 on 23/10/2022.

It is seen that M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar had obtained D.P. Opinion in respect of said property from the office of PCMC bearing No. NARVI/KAVI/43/RAHATANI/17/2023 on 24/02/2023.

It is seen that M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar had preferred building plan for construction of buildings on properties bearing Survey No. 73/1E/1 (P), 73/1E/2 (P) and 73/2D/1A (P) having corresponding City Survey No. 9546(P), 9547(P), 9551(P), 9553(P) situated at village Rahatani, Pune. Accordingly they have got Commencement Certificate from the office of PCMC bearing No. B.P./RAHATANI/57/2023 on 08/09/2023.

Mutation Entry No. 34677 shows that, Kaluram Gajanan Nakhate expired on 1/304/2023 leaving behind him following legal heirs namely:

1. Alka Kaluram Nakhate	-	Widow Wife
2. Sandeep Kaluram Nakhate	-	Son
3. Bhanudas Kaluram Nakhate	-	Son
4. Devidas Kaluram Nakhate	-	Son
5. Sanjay Kaluram Nakhate	-	Son
6. Rekha Sanjay Nakhate	-	Widow Daughter-in-law
7. Pooja Sagar Chandere	-	Grand daughter
8. Ujwala Rahul Sathe	-	Grand daughter

Accordingly after the demise of Kaluram Gajanan Nakhate his name was deleted & names of his above mentioned legal heirs were recorded in the record of 7/12 extract of Survey No. 73/2D/1A.

That Kaluram Gajanan Nakhate through his Power of Attorney M/s. Goodwill Buildcon through its partner Pravin Prakash Malekar had filed an application before the office of District Collector, Pune, (Revenue Branch) for granting permission to make use of said properties i.e. 73/1E/1, 73/1E/2 and 73/2D/1A for Non-Agricultural purpose i.e. for Residential purpose. Accordingly the Regional Deputy Collector, Pune had granted permission under letter bearing No. PMC/NOC/SR/06/2023 on 30/10/2023. That an area admeasuring 6000.00 Sq. Mtrs from said properties was permitted to use out of the total area admeasuring for residential purpose.

It is seen that M/s. Goodwill Buildcon through its partner Pravin Prakash Malekar had obtained TDR of the FSI to the extent of area admeasuring 452.7850 sq.mtrs., from Sopan Pandurang Raskar and others with the consent of Rushikesh Chandrakant Raskar by executing registered TDR agreement. The said TDR agreement was registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 16250/2022 dated 13/09/2022. Accordingly M/s. Goodwill Buildcon through its partner Pravin Prakash Malekar had obtained Transferrable

Development Rights (TDR) to the extent of area admeasuring 452.7850 sq.mtrs.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Mohan Janardhan Atre and Mohini Janardhan Atre are the owners of property bearing Survey No. 73/1E/1 to the extent of area admeasuring **00 H 10 R**.

That Mohan Janardhan Atre and Mohini Janardhan Atre have decided to sell the said property to M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others.

Accordingly Mohan Janardhan Atre and Mohini Janardhan Atre have executed Agreement to Sale coupled with Power of Attorney in respect of the said property in favour of M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others, duly registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 5735/2022 and 5736/2022 on 25/03/2022 respectively.

B) Pandit Kondiba Kadam, Jangal Kondiba Kadam, Sangeeta Lahu Kadam, Rakesh Lahu Kadam and Supriya Bhushan Aatik are the owners of property bearing Survey No. 73/1E/1 to the extent of area admeasuring **00 H 08 R**, assessed at Rs. 0.53 Paise.

That Mangal Gulab Bhosale had released her right, title, share and interest but her name is yet to be deleted and Ankush Kondiba Kadam had expired but the names of his legal heirs are yet to be recorded in the 7/12 extract of Survey No. 73/1E/1.

That Pandit Kondiba Kadam, Jangal Kondiba Kadam, Sangeeta Lahu Kadam, Rakesh Lahu Kadam and Supriya Bhushan Aatik and their family members have granted Development rights to M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others by executing Development Agreements coupled with power of attorney registered in the office of Sub Registrar Haveli No. 18 noted at Serial No. 22421/2022 and 22422/2022 and at Serial No. 22423/2022 and 22424/2022 on 01/12/2022 respectively. Thereafter Supplementary Development Agreement was registered in the office of Sub Registrar Haveli No. 24 noted at Serial No. 800/2023 and at Serial No. 801/2023 on 17/01/2023 respectively.

Thus, M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others have got exclusive development rights in respect of the area admeasuring 00 H 08 R out of Survey No. 73/1E/1 with power to dispose off the same.

C) M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others, is the owner of the property bearing **Survey No. 73/1E/2** total area admeasuring **00 H 36 R**, assessed at Rs. 1.94 Paise,

D) Alka Kaluram Nakhate, Sandeep Kaluram Nakhate, Bhanudas Kaluram Nakhate, Devidas Kaluram Nakhate, Sanjay Kaluram Nakhate, Rekha Sanjay Nakhate, Pooja Sagar Chandere and Ujwala Rahul Sathe are the owners of the property bearing **Survey No. 73/2D/1A** area admeasuring **12.79 R**, assessed at Rs. 0.53 Paise, out of total area admeasuring 00 H 61 R.

That M/s. Goodwill Buildcon through its partners Pravin Prakash Malekar and others had obtained Development rights in respect of property bearing **Survey No. 73/2D/1A** for an

area admeasuring **00 H 06 R** out of total area admeasuring **00 H 61 R** by registered Development Agreement coupled with Power of Attorney.

all the above properties situated at village **Rahatani**,
Tal - Haveli, Dist - Pune.

D) According to my opinion the said properties are clean, clear and marketable and without any encumbrances subject to the outcome of Sp. C. S No. 1072/2013.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and after going through the records in the office of Sub Registrar Haveli.

Date: 09/11/2023.



Guptav
ADVOCATE

Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. This is my personal opinion & does not affect anybody's right prejudicially. That M/s. Goodwill Buildcon through its partners **Pravin Prakash Malekar** and others had informed that there are no Court proceeding pending before any Court of Law in respect of the said property.



CHALLAN
MTR Form Number-6



SRN	MH01804399020223P	BARCODE			Date 31/03/2023-13:24:39	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	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV KISHOR N PATIL						
Location	PUNE			Flat/Block No.	KALEWADI						
Year	2022-2023 One Time			Premises/Building							
Account Head Details		Amount In Rs.	750.00	Road/Street	PIMPRI						
0030072201 SEARCH FEE				Area/Locality	PUNE						
				Town/City/District							
				PIN	4	1	1	0	1	7	
				Remarks (If Any)							
				SURVEY NO 73/1E/2 VILLAGE RAHATANI TAL. HAVELI DIST PUNE.							
				Amount In	Seven Hundred Fifty Rupees Only						
			750.00	Words							
Payment Details		SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK						
		Cheque-DD Details			Bank CIN	Ref. No.	10000502023033107427	1153756709632			
Cheque/DD No					Bank Date	RBI Date	31/03/2023-13:24:51	Not Verified with RBI			
Name of Bank					Bank-Branch	SBIEPAY PAYMENT GATEWAY					
Name of Branch					Scroll No. , Date	Not Verified with Scroll					

Department ID : Mobile No : 9860254785
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 यद्यपि यह चलान 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लाग आणि याच तगडणासाठी यिंवा नोंदणी न घारावयाच्या दस्तावासाठी लाग नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0008810362202223	31/03/2023-13:40:47	IGR002	550.00
Total Defacement Amount					550.00



KISHOR N. PATIL

Mobile : 9860254785
Off.: 020-65119008

B.Sc., LL.B.

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg Soc Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017

Notice / Reply

Regd. A.D. / U.C.P.



SEARCH AND TITLE REPORT

I am instructed by **M/s. Goodwill Buildcon**, through its Partner Shrikant Ramesh Desai, having its Office at: Pimpri, Pune - 411017, to take search and give report of the property mentioned herein below and issue title certificate.

SCHEDULE OF THE PROPERTY

All that piece and parcel of property being and bearing Survey No. 73/1E/2 total area admeasuring 00 H 36 R assessed at Rs. 01.95 Paise, situated at revenue village **Rahatani**, Taluka - Haveli, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub- Registrar Haveli which is bounded as under:

On or towards East	-	By Property of Mr. Nanekar.
On or towards West	-	By Property of Sai Krishna Park Society.
On or towards South	-	By Road.
On or towards North	-	By property of Mr. Rajwade & remaining Property of Survey No. 73.

THE DOCUMENTS PERUSED

M/s. Goodwill Buildcon, through its Partner Shrikant Ramesh Desai, having its Office at: Pimpri, Pune - 411017, has provided me following documents for search of the said property.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copies of Sale Deed.
4. Copy of Power of Attorney.
5. Copy of Development agreement.
6. Copy of Demarcation.
7. Copy of Regular Civil Suit No. 87/1980.

I have carried out Search in respect of the said property in the office of Sub-Registrar Haveli, for last 30 years i.e. from 1990 to 2023 till today and after going through above referred documents I have found following information.

That Survey No. 73 Hissa No. 1E area admeasuring 01 Acre 13 Gunthas was owned by one Dagadu Mahadu Kadam. Accordingly name of Dagadu Mahadu Kadam was recorded in the record of 7/12 extract.

Mutation Entry No. 718 shows that, Dagadu Mahadu Kadam expired on 28/03/1954 leaving behind him following legal heirs namely:

1. Babu Dagadu Kadam	-	Son
2. Kondiba Dagadu Kadam	-	Son

Accordingly after the demise of Dagadu Mahadu Kadam his name was deleted & names of his sons were recorded in the record of 7/12 extract of said property for 8 anna share each.

Mutation entry No. 935 shows that Kondiba Dagadu Kadam availed Tagai of Rs. 5000/- on 26/02/1966 for Lift Irrigation. Accordingly as per the Tagai Namuna No. 2 name of Lift Irrigation Tagai was recorded in the other rights column of the 7/12 extract of the said property.

Mutation Entry No. 984 shows that, Sopana Namdev Gujar has purchased 00 H 18 R land out of the property bearing Survey No. 73/1E from Kondiba Dagadu Kadam by registered sale deed on 25/01/1966. By said sale deed Survey No. 73/1E was sub divided as follows:

Survey No. 73/1E/1, area admeasuring 00 H 18 R was recorded in the name of Sopana Namdev Gujar by opening new 7/12 extract.

Survey No. 73/1E/2, area admeasuring 00 H 35 R was recorded in the names of Babu Dagadu Kadam & Kondiba Dagadu Kadam by opening of new 7/12 extract.

Mutation Entry No. 1008 is relating to the Weight and Measurement Act, 1958 and Indian Coinage Act & area of said property was converted 00 H 36 R by the said mutation entry.

Mutation Entry No. 1250 shows that, Sopana Namdev Gujar has purchased the property bearing Survey No. 73/1E/2 from Babu Dagadu Kadam by registered Sale Deed on 28/01/1970. Thus Sopana Namdev Gujar became owner of Survey No. 73/1E/2. Accordingly name of Sopana Namdev Gujar was recorded in the record of 7/12 extract of said property.



KISHOR N. PATIL

B.Sc., LL.B.

ADVOCATE

Mobile : 9860254785
Off.: 020-65119008

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017

RESI : Flat No A-1103, Adi Amma Bliss Co-Op Hsg Soc Ltd.
Vijaynagar, Kalewadi, Pimpri, Pune 411017

Notice / Reply
Regd. A.D. / U.C.P.

Mutation entry No. 1408 shows that Babu Dagadu Kadam availed loan of Rs. 7000/- from Pavana Vivid Karyakari Sahakari Society. Hence Name of Pavana Vivid Karyakari Sahakari Society was recorded in the other rights column of 7/12 extract of the said property.

Mutation Entry No. 2301 shows that, Savitrabai Sopana Gujar had filed regular civil suit 87/1980 in the court of Civil Judge Junior Division Pimpri, Pune against Babu Dagadu Kadam. That the said suit was compromised between Savitrabai Sopana Gujar & Babu Dagadu Kadam & the said suit was decreed on 03/01/1983. As per the compromise Survey No. 73/1E/2, 73/1A/2, 73/F/2 was parted between Savitrabai Sopana Gujar & Babu Dagadu Kadam as under.

Survey No. 73/1A/2/1 area admeasuring 00 H 22 R + 00 H 11 R came to the share of Savitrabai Sopana Gujar.

Survey No. 73/1A/2/2 area admeasuring 00 H 22 R + 00 H 11 R came to the share of Babu Dagadu Kadam.

Survey No. 73/1E/2 area admeasuring 00 H 36 R came to the share of Savitrabai Sopana Gujar.

Survey No. 73/F/2 area admeasuring 00 H 18 R came to the share of Babu Dagadu Kadam.

That mutation entry No. 5510 shows that as per the circular of Collector (Tenancy Branch) dated 12/01/1989 & as per the circular of Tahsildar, Haveli dated 23/01/1989 the name of Lift Irrigation Tagai was deleted from the other rights column of the record of 7/12 extract of the said property.

Mutation entry No. 2388 shows that Baburao Dagadu Kadam had repaid loan obtained by him from Pavana Vivid Karyakari Sahakari Society. Hence Name of Pavana Vivid Karyakari Sahakari Society was deleted from the other rights column of 7/12 extract of the said property.

Mutation Entry No. 26075 shows that, Savitrabai Sopana Gujar expired on 14/05/2005 leaving behind her following legal heirs namely:

1. Vishnu Sopana Gujar - Son
2. Mahadev Sopana Gujar - Son
3. Shakuntala Shivaji Badhe - Daughter

Accordingly after the demise of Savitrabai Sopana Gujar her name was deleted & names of her above mentioned legal heirs were recorded in the record of 7/12 extract of said property.

Mutation Entry No. 26951 shows that, M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani has purchased the property bearing Survey No. 73/1E/2 area admeasuring 00 H 36 R from Vishnu Sopana Gujar, Chandrabhaga Vishnu Gujar, Vikram Vishnu Gujar, Deepak Vishnu Gujar, Swati Vikram Gujar, Mahadev Sopana Gujar for himself & as a natural guardian father of Aryaa, Anjana Mahadev Gujar & Shakuntala Shivaji Bathe with the consent of Balasaheb Baburao Kadam, Janabai Balasaheb Kadam, Babasaheb Balasaheb Gujar & Anil Balasaheb Kadam by registered Sale Deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 5 noted at serial No. 10823/2012 and 10824/2012 on 19/12/2012 respectively. Thus M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani became owner of Survey No. 73/1E/2. Accordingly name of M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani is recorded in the record of 7/12 extract of said property and the names of Vishnu Sopana Gujar, Chandrabhaga Vishnu Gujar, Vikram Vishnu Gujar, Deepak Vishnu Gujar, Swati Vikram Gujar, Mahadev Sopana Gujar were deleted.

It is seen that Rohidas Narhari Gujar, Bhanudas Narhari Gujar, Vasant Narhari Gujar, Vitthal Narhari Gujar, Dattatraya Narhari Gujar & Rohini alias Sanjivani Rajendra Ghogare had executed Consent Deed coupled with Power of Attorney in favour of M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani. The said Consent Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 5 noted at Sr. No. 10908/2012 and 10909/2012 on 21/12/2012 respectively.

Mutation Entry No. 33782 shows that, M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani has sold the property bearing Survey No. 73/1E/2 area admeasuring 00 H 36 R to M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and Pravin Prakash Malekar by registered Sale Deed coupled with Power of Attorney. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 19 noted at serial No. 9813/2022 and 9814/2022 on 27/05/2022. Thus M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and Pravin Prakash Malekar became owner of Survey No. 73/1E/2. Accordingly the name of M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and Pravin Prakash Malekar was recorded in the record of 7/12 extract of said property and the name of M/s. S.S.D. Homes through its Proprietor Kishinchand Hotchand Matani.

That Ramdas Waghore had filed Sp. C. S No. 1072/2013 against Vishnu Gujar and others which was dismissed on 15/10/2018.



KISHOR N. PATIL

Mobile : 9860254785
Off.: 020-65119008

B.Sc., LL.B.
ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017

RESI : Flat No A-1103, Adi Amma Bliss Co-Op Hsg Soc Ltd.
Vijaynagar, Kalewadi, Pimpri, Pune 411017

Notice / Reply

Regd. A.D. / U.C.P.

Thereafter Ramdas Waghere had filed Miscellaneous Civil Application No. 382/2019 for restoration which is pending for order before the Hon'ble Civil Judge Senior Division, Pune.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and others is owner of the property bearing Survey No. 73/1E/2 total area admeasuring 00 H 36 R, situated at village Rahatani, Tal - Haveli, Dist - Pune.

B) According to my opinion the said property is clean, clear and marketable and without any encumbrances subject to the pending Miscellaneous Civil Application No. 382/2019.

C) The Title Certificate and Search Report is issued on perusing documents regarding the said property made available to me and after going through the records in the office of Sub Registrar Haveli.

Date : 31/03/2023.


Kishor N. Patil
ADVOCATE



KISHOR N. PATIL

Advocate

Office: C/o. Adv. Rajesh Jadhav,
"JANHAVI" 1st Floor,
Near Kalewadi-Pimpri Bridge,
Kalewadi, Pimpri, Pune-411017.

Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. This is my personal opinion & does not affect anybody's right prejudicially. That M/s. Goodwill Buildcon through its partners Shrikant Ramesh Desai and others had informed that there are no Court proceeding pending before any Court of Law in respect of the said property except as mentioned hereinabove.