

# Abhijit S. Wagh

B.A., LL. M.,  
Advocate

B-7 Mantri Heights,  
495 Shaniwar Peth  
Pune  
Pune - 411 030.

## FORMAT-A

(Circular No. : 28 of 2021)

To

### MAHARERA HEAD QUARTERS

Housefin Bhavan, Plot No. C - 21,  
E - Block, Bandra Kurla Complex,  
Bandra (E), Mumbai

### LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Survey No.172 Hissa No.1+2+3+4+5/3 area admeasuring 00 Hectare 80 Ares, Survey No.172 Hissa No.6+7+8/2 area admeasuring 00 Hectare 41.5 Ares, Survey No.174 Hissa No.5 area admeasuring 00 Hectare 07 Ares and Survey No.174 Hissa No.6 area admeasuring 00 Hectare 07 Ares total area admeasuring **01 Hectare 35.5 Ares i.e. 13550.00 sq.mtrs** situated at village Hadapsar, Taluka Haveli, within the Registration District Pune, Sub-Registrar Haveli, and within the limits of Pune Municipal corporation (hereinafter referred as the said "Property"). I have investigated the title of the said property on the request of M/s Akshar Skywards Construction through its partner Mr. Kishore Bhachubhai Mujat and following documents

### DESCRIPTION OF THE PROPERTY:

All that properties situated at village Hadapsar, Taluka Haveli, within the Registration District Pune, Sub-Registrar Haveli, and within the limits of Pune Municipal Corporation as follows

:-

A) Survey No.172 Hissa No.1+2+3+4+5/3 area admeasuring 00 Hectare 80 Ares and which is bounded as follows:-

On or towards East : By D.P. Road & property of Sakhare & Shejwal

On or towards South : By property of Sanjay Tukaram Tupe

On or towards West : By property of Vitthal Shivaji Tupe



10.11.2021

On or towards North : By property of Sou.Ranjana Tupe, Sakhare & Shejwal.

B) Survey No.172 Hissa No.6+7+8/2 area admeasuring 00 Hectare 41.5 Ares and which is bounded as follows:-

On or towards East : By D.P. Road

On or towards South : By property of Subhash B. Tupe

On or towards West : By Road

On or towards North : By property of Shivaji Vitthal Tupe & Vasant B. Tupe.

C) Survey No.174 Hissa No.5 area admeasuring 00 Hectare 07 Ares and which is bounded as follows:-

On or towards East : By D.P.Road

On or towards South : By property of Sakhare and Shejwal

On or towards West : By property of Vasant Baburao Tupe

On or towards North : By property of Sou.Ranjana Rohidas Tupe.

D) Survey No.174 Hissa No.6 area admeasuring 00 Hectare 07 Ares and which is bounded as follows:-

On or towards East : By property of Sakhare & Shejwal

On or towards South : By property of Vasant Baburao Tupe and others

On or towards West : By property of Vitthal Shivaji Tupe

On or towards North : By property of Sou.Ranjana Tupe & Sakhare.

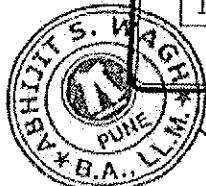
The aforesaid property area admeasuring 01 Hectare 35.5 Ares i.e. 13550.00 sq.mtrs

And alongwith all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use permissible FSI/TDR and have all the buildable potential under whatsoever head, without reserving any rights, things etc.



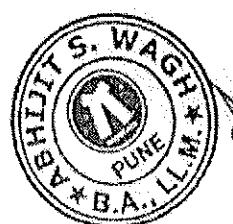
## 2) THE DOCUMENTS OF ALLOTMENT THE PROPERTY . :-

Sr No	Particulars	Date/ document No
1	Joint Venture Agreement between Smt. Bagubhai Saburao Tupe & others and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.2 at Serial No.8937 on 15/10/2010
2	Power Of Attorney between dated 13/10/2010 Smt. Bagubhai Saburao Tupe & others and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.2 at Serial No.8938 on 15/10/2010
3	Joint Venture Agreement between Mr. Sanjay Tukaram Tupe & others and and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.2 at Serial No.8935 dated 15/10/2010
4	Power of Attorney between Mr. Sanjay Tukaram Tupe & others and and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.2 at Serial No.8936 dated 15/10/2010
5.	Supplementary agreement between Mr. Ashokrao Baburao Tupe & others and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.2 at Serial No.3275 dated 30/04/2015.
6	Supplementary agreement between Mr. Vasantrao Baburao Tupe & others and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.3 at Serial No.5595 dated 29/06/2015.
7.	Supplementary agreement between Mr. Sumantrao Baburao Tupe & others and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.2 at Serial No.5690 dated 30/04/2015.
9.	Sale deed between Suman Dilip Deokar and M/s Akshar Skywards Constructions	Sub-Registrar Haveli No.3 at Serial No.10455 dated 22/08/2016.
10.	Sale deed between	Sub-Registrar Haveli No.3 at



	Rukhmini Pandurang Khedekar and M/s Akshar Skywards Constructions	Serial No.10454 dated 22/08/2016.
11.	Non-Agricultural Permission issued by collector Pune	order bearing No. PMH/NA/SR/220/2011 dated 01/01/2013
12.	Sanctioned building permission issued by Assistant Director of Town Planning	Bearing No. Layout/NABP/ Village Hadapsar / Taluka Haveli / Survey No.172 / 1/ 2 /3 /4/5/3 and others / S.S.Pu. / 2983 dated 16/06/2011,
13	revised non agricultural permission issued by the Collector, Revenue Department, Pune by	order dated 24/06/2013 bearing no. PMH/NA/SR/65/2013
14	Part completion certificate issued by the Pune Metropolitan Regional Development Authority,	bearing No 1694/2016-17 dated 31/07/2017
15	Commencement Certificate along with sanctioned building Plan issued by Pune Municipal Corporation Pune.	bearing No CC/1712/2019 dated 24/10/2019
16	Revised Commencement Certificate along with sanctioned building Plan issued by Pune Municipal Corporation Pune for residential + commercial	bearing No CC/130/2022 dated 20/04/2022
17	7/12 extract alongwith relevant mutation entry	From 1993-2023

7/12 extract issued by revenue authority from 1993 to 2023 in respect of schedule property and Mutation entry No. 3626, 6410, 7129, 14775, 24867, 47372, 47554, 51503, 52855,



**3) SEARCH REPORT FOR 30 YEARS FROM, 1993 TO 2023**

I had paid Search Fee of Rs.750/- for the period of 1993 to 2023, in the office of Sub-Registrar Haveli on 24/11/2023 vide receipt No. MH011424273202324E and in the office of Sub-Registrar Haveli No.1 to 27 and had carried out the online search for the said land. I have not found any adverse entry except abovementioned registered documents and to the registered agreements in respect of the units agreed to be sold by said firm, abovementioned to the respective buyers of tenement constructed on the schedule property.

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 land owners and development rights of M/s Akshar Skywards Constructions in respect of the said land is clear, marketable and without any encumbrances except pending litigation as mentioned hereunder.

**OWNERS OF THE SAID LAND-**

Land owners	Details of Land
1) Late Bagubhai Baburao Tupe, Mr.Vasantrao Baburao Tupe, Mrs.Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs. Anuradha Narendra Barate 2) Shr M/s Akshar Skywards Constructions through Partner Rahul Nahata	Survey No.172 Hissa No.1+2+3+4+5/3 area admeasuring 00 Hectare 80 Ares  Survey No.174 Hissa No.5 area admeasuring 00 Hectare 07 Ares  Survey No.174 Hissa No.6 area admeasuring 00 Hectare 07 Ares
Mr. Sanjay Tukaram Tupe, Mrs. Sangeeta Sanjay Tupe,	Survey No.172 Hissa No.6+7+8/2 area admeasuring 00 Hectare 41.5



Mr. Tushar Sanjay Tupe, Mr. Rakesh Sanjay Tupe, Ms. Sonali Sanjay Tupe <b>Developer</b>	Area
M/s Akshar Skywards Constructions	<p><b>Details of Land</b></p> <p>Survey No.172 Hissa No.1+2+3+4+5/3 area admeasuring 00 Hectare 80 Ares, Survey No.172 Hissa No.6+7+8/2 area admeasuring 00 Hectare 41.5 Ares, Survey No.174 Hissa No.5 area admeasuring 00 Hectare 07 Ares and Survey No.174 Hissa No.6 area admeasuring 00 Hectare 07 Ares total area admeasuring 01 Hectare 35.5 Ares i.e. 13550.00 sq.mtrs situated at village Hadapsar, Taluka Haveli, within the Registration District Pune;</p>

**QUALIFYING COMMENTS/REMARK -**

- a) M/s Akshar Skywards Construction is entitled to carry out the construction of the building according to sanction plan subject to term and condition as stated in development agreement and supplementary Agreement.
- b) The report reflecting the flow of the title of the above-mentioned owners and development rights of the M/s Akshar Skywards Developer in respect of the said land is enclosed herewith as annexure.

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith

Place: Pune

Date: 24/11/2023



  
SHRI. ABHIJIT S. WAGH

ADVOCATE

# Abhijit S. Wagh

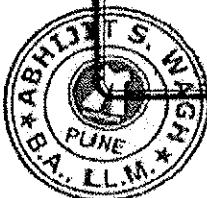
B.A., LL. M.,  
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Shaniwar Peth Pune  
Pune - 411 030.

**FORMAT-A**  
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**FLOW OF THE TITLE OF SAID LAND :**

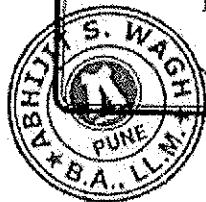
**Survey No.172/1+2+3+4+5/3:-**

- A. S. No.172 Hissa No.2A+3A+4+5 area admeasuring 03 Acre 32 Gunthas assessment 10 Rupees 10 Annas was purchased property of Smt. Geetabai Shankar Dundkar in the year of 1946 from Maliba & Babu Shripati Tupe for self and legal and natural guardian minor brother Viththal Shripati Tupe and accordingly the name of Smt. Geetabai Shankar Gundkar was mutated in revenue record of aforesaid property by Mutation Entry No.3626 village Hadapsar.
- B. Mutation Entry No.6410 shows that Smt. Geetabai Shankar Dundkar was expired on 23/10/1966 leaving behind 1 son Arjun and 1 married daughter Krushnabai Vithoba Valke and she release her share in favour of his brother Arjun. Therefore the name of Arjun Shankar Dundkar was mutated in revenue record by deleting the name of deceased for the properties shown in aforesaid Mutation Entry which include S. No.172 Hissa No.2A+3A+4+5 village Hadapsar.
- C. Mutation Entry No.7129 village Hadapsar certified on 12/05/1970 shows that by order of Tahasildar Haveli and Agricultural Land Tribunal Haveli Pune order bearing No.32P Hadapsar 31 dated 03/04/1970 that tenant of aforesaid property Shri. Maliba Shripati Tupe has handed over the possession of aforesaid to the owner Arjun Shankar Dundkar.
- D. Mutation Entry No.14775 village Hadapsar certified on 08/04/1991 shows that Arjun Shankar Dundkar has expired on 20/06/1978 leaving behind his legal heir Shri. Madhukar Arjun Dundkar, Smt. Bharti Vilas Zende, Sau. Asha Shamrao Kotwal



and Sau. Jayashri Shivaji Kelkar has release their right by their affidavit dated 11/02/1991. Therefore as per the will dated 20/04/1975 of late Arjun Shankar Dundkar the name of his sister-in-law Smt. Manjulabai Dashrath Ghule name was mutated for aforesaid Survey No. Along with other 4 properties in revenue record for owner and possessor.

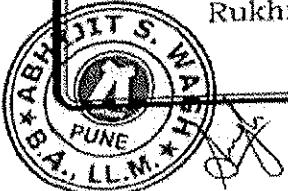
- E. Mutation Entry No.24867 village Hadapsar certified on 27/11/1999 shows that as per the order of Civil Court Pune in RCS No.1439/71 in it Darkast No.80/1995 the possession of partition Darkast No.Sr/11/96 dated 06/11/1999 accordingly properties shown in Mutation Entry were distribute between Shri.Vitthal Shripati Tupe (Plaintiff), Shri.Baburao Shripati Tupe (Defendant No.2), Sau.Muktabai Maliba Tupe (Defendant No.1A), Sau.Shalunkatala Maruti Tupe (Defendant No.1B), Sau.Sandhya Balasaheb Ghule (Defendant No.1C), Shri.Chadrakant Maliba Tupe (Defendant No.4), Shri.Anant Maliba Tupe (Defendant No.4), and accordingly the aforesaid S. No.172 Hissa No.2A+3A+4+5 Village Hadapsar renumbered Survey No.172 Hissa No.1+2+3+4+5/3 area admeasuring 00 Hectare 80 Ares shown in the name of Shri. Baburao Shripati Tupe.
- F. Mutation Entry No.35408 village Hadapsar certified on 20/09/2007 shows that, Shri. Baburao Shripati Tupe expired on 18/05/2004, leaving behind his wife Smt. Bhagubai and three sons Shri Vasantrao Baburao Tupe, Shri. Sumantrao Baburao Tupe and Shri Ashokrao Baburao Tupe and three married daughters Sau. Rukhmani Pandurang Khedekar, Sau Madhubala Subhash Ghule and Sau.Suman Dilip Deokar as his legal heirs and accordingly their names were mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.172 Hissa No.1+2+3+4+5/3, Village Hadapsar.
- G. Mutation Entry No.45934 village Hadapsar certified on 14/05/2015 shows that, Smt. Bhagubai Baburao Tupe expired on 14/03/2015, leaving behind three sons Shri Vasantrao Baburao Tupe, Shri. Sumantrao Baburao Tupe and Shri Ashokrao Baburao



Tupe and three married daughters Sau. Rukhmani Pandurang Khedekar, Sau Madhubala Subhash Ghule and Sau. Suman Dilip Deokar as her legal heirs and accordingly their names are mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.172 Hissa No.1+2+3+4+5/3, Village Hadapsar.

H. Mutation Entry No.47554 village Hadapsar certified on 21/02/2018 shows that, M/s Akshar Skywards Constructions has purchased the area admeasuring 13.33 Ares out of above mentioned property along with other properties from Sau. Suman Dilip Deokar ( her 1/6<sup>th</sup> share) with the consent of Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Mrs. Rukhmini Pandurang Khedekar, Mr. Sanjay Pandurang Khedekar, Mr. Ajay Pandurang Khedekar, Mr. Sachin Pandurang Khedekar, Mrs. Rupali Rajendra Dhumal, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs. Aburadha Narendra Barate, Sau. Savita Rajendra Savant, Su. Kayita Dnyaneshwar Kalbhor, Sau. Ashwini Kiran Rasal through their power of attorney holder Mr. Rahul Vilas Nahata by sale deed dated 22/08/2016 which is duly registered in the office of sub registrar haveli No.3 at serial No. 10455/2016 Accordingly name of M/s Akshar Skywards Constructions mutated for revenue records for aforesaid purchased area by deleting the name of Sau. Suman Subhashrao Deokar.

I. Mutation Entry No.51503 village Hadapsar certified on 11/10/2021 shows that, M/s Akshar Skywards Constructions has purchased the area admeasuring 13.33 Ares out of above mentioned property along with other properties from Sau. Rukhmini Pandurang Khedekar ( her 1/6<sup>th</sup> share) with the



consent of Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Mrs. Rukhmini Pandurang Khedekar, Mr. Sanjay Pandurang Khedekar, Mr. Ajay Pandurang Khedekar, Mr. Sachin Pandurang Khedekar, Mrs. Rupali Rajendra Dhumal, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs. Aburadha Narendra Barate, Sau. Savita Rajendra Savant, Su. Kavita Dnyaneshwar Kalbhor, Sau. Ashwini Kiran Rasal through their power of attorney holder Mr. Rahul Vilas Nahata by sale deed dated 22/08/2016 which is duly registered in the office of sub registrar haveli No.3 at serial No.10455/2016 Accordingly name of M/s Akshar Skywards Constructions mutated for revenue records for aforesaid purchased area by deleting the name of Sau. Rukhmini Pandurang Khedekar..

J. Mutation Entry No.52855 village Hadapsar certified on 16/02/2023 shows that, Shri. Vasantrao Baburao Tupe expired on 22/07/2021, leaving behind his wife Smt. Latika, three sons Ravindra Vasantrao Tupe, Mahendra Vasantrao Tupe, and Prashant Vasantrao Tupe as legal heirs of deceased and accordingly their names are mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.172 Hissa No.1+2+3+4+5/3, Village Hadapsar.

**Survey No.172 Hissa No.6+7+8/2**

A. S. No.172 Hissa No.6+7+8 area admeasuring 02 Acre 02 Gunthas assessment 6 Rupces 00 Annas was shown in the name of Shri. Tukaram Bhiva Tupe prior to 1966.

B. Mutation Entry No.11006 village Hadapsar certified on 18/02/1985 shows that, Shri Sanjay Tukaram Tupe has



purchased 00 Hectare 41.5 Acres out of aforesaid Survey No.172 Hissa No.6+7+8 from Shri. Tukaram Bhiva Tupe and Smt. Laxmi Sopan Tupe on 7/12/1984 therefore S. No.172 Hissa No.6+7+8 Village Hadapsar divided into two Part S. No.172 Hissa No.6+7+8/1 area admeasuring 00 Hectare 41.5 Acres in the name of Shri.Tukaram Bhiva Tupe and Smt. Laxmi Sopan Tupe and S. No.172 Hissa No.6+7+8/2 area admeasuring 00 Hectare 41.5 Acres in the name of Sanjay Tukaram Tupe .

C. Mutation Entry No.13883 village Hadapsar certified on 29/05/1990 shows that, Shri Sanjay Tukaram Tupe borrowed loan from Canara Bank Hadapsar Branch therefore by letter bearing no.533/1990 dated 10/01/1990 of the bank the name of the aforesaid bank was mutated on the other right of the column of revenue record of S. No.172 Hissa No.6+7+8/2 village Hadapsar as " Charge of Canara Bank". Subsequent Mutation Entry No.16172 village Hadapsar certified on 02/09/1993 shows that Shri Raghunath Tukaram Tupe has paid aforesaid amount to the bank therefore aforesaid remark of the bank was deleted from the other right column of the S. No.172 Hissa No.6+7+8/2 village Hadapsar.

D. Survey No.172 Hissa No.6+7+8 area admeasuring 02 Acre 02 Gunthas i.e. 00 Hector 82 Are are declared exemption land under Section 20 of Urban Land Ceiling Act 1976 by order dated 21/03/1980. The sate Urban Department to give permission to Shri.Sanjay Tukaram Tupe by order dated 03/09/2012for development of the S.No.172 Hissa No.6+7+8/2 area admesuring 00 Hector 41.5 Area on the payment of as per market value of the property and accordingly said firm make the payment in to treasuryState Bank of India on 07/11/2012on behalf of Shri.Sanjay Tukaram Tupe therefore Shri.Sanjay Tukaram Tupe has full right title and intrest of S.No.172 Hissa No.6+7+8/2 area admesuring 00 Hector 41.5 Area Village Hadapsar.

#### **Survey No.174 Hissa No.5**

A. Shri Rambhau Shakar Tupe and Shri. Baburao Shakar Tupe had Partitioned their property in the year 1964 therefore the name of Shri Rambhau Shankar Tupe was mutated in revenue record of S.



No.174 Hissa No.5 area admeasuring 00 Acre 07 Gunthas assessment 00 Rupees 08 Annas by Mutation Entry No.6083 village Hadapsar.

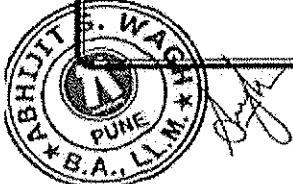
- B. Mutation Entry No.6087 village Hadapsar certified on 23/12/1964 shows that, Shri Rambhau Shakar Tupe has sold aforesaid property to Sau. Bhagubai Baburao Tupe and accordingly name of Sau. Bhagubai Baburao Tupe for S. No.174 Hissa No.5 by deleting the name of seller.
- C. Mutation Entry No.35408 village Hadapsar certified on 14/05/2015 shows that, Smt. Bhagubai Baburao Tupe expired on 14/03/2015, leaving behind three sons Shri Vasantrao Baburao Tupe, Shri. Sumantrao Baburao Tupe and Shri Ashokrao Baburao Tupe and three married daughters Sau. Rukhmuni Pandurang Khedekar, Sau Madhubala Subhash Ghule and Sau. Suman Dilip Deokar as her legal heirs and accordingly their names are mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.174 Hissa No.5 Village Hadapsar.
- D. E. Mutation Entry No.47554 village Hadapsar certified on 21/02/2018 shows that, M/s Akshar Skywards Constructions has purchased the area admeasuring 1.33 Ares out of above mentioned property along with other properties from Sau. Suman Dilip Deokar ( her 1/6<sup>th</sup> share) with the consent of Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Mrs. Rukhmuni Pandurang Khedekar, Mr. Sanjay Pandurang Khedekar, Mr. Ajay Pandurang Khedekar, Mr. Sachin Pandurang Khedekar, Mrs. Rupali Rajendra Dhumal, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs.



Aburadha Narendra Barate, Sau. Savita Rajendra Savant, Su. Kavita Dnyaneshwar Kalbhor, Sau. Ashwini Kiran Rasal through their power of attorney holder Mr. Rahul Vilas Nahata by sale deed dated 22/08/2016 which is duly registered in the office of sub registrar haveli No.3 at serial No. 10455/2016 Accordingly name of M/s Akshar Skywards Constructions mutated for revenue records for aforesaid purchased area by deleting the name of Sau. Suman Subhashrao Deokar.

D. Mutation Entry No.51503 village Hadapsar certified on 11/10/2021 shows that, M/s Akshar Skywards Constructions has purchased the area admeasuring 13.33 Acres out of above mentioned property along with other properties from Sau. Rukhmini Pandurang Khedekar ( her 1/6<sup>th</sup> share) with the consent of Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Mrs. Rukhmini Pandurang Khedekar, Mr. Sanjay Pandurang Khedekar, Mr. Ajay Pandurang Khedekar, Mr. Sachin Pandurang Khedekar, Mrs. Rupali Rajendra Dhumal, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs. Aburadha Narendra Barate, Sau. Savita Rajendra Savant, Su. Kavita Dnyaneshwar Kalbhor, Sau. Ashwini Kiran Rasal through their power of attorney holder Mr. Rahul Vilas Nahata by sale deed dated 22/08/2016 which is duly registered in the office of sub registrar haveli No.3 at serial No. 10455/2016 Accordingly name of M/s Akshar Skywards Constructions mutated for revenue records for aforesaid purchased area by deleting the name of sau. Rukhamini Pandurang Khedekar..

E. Mutation Entry No.52855 village Hadapsar certified on 16/02/2023 shows that, Shri. Vasantrao Baburao Tupe expired on 22/07/2021, leaving behind his wife Smt. Latika, three sons



Ravindra Vasantrao Tupe, Mahendra Vasantrao Tupe, and Prashant Vasantrao Tupe as legal heirs of deceased and accordingly their names are mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.174 Hissa No.5 Village Hadapsar.

**Survey No.174 Hissa No.6**

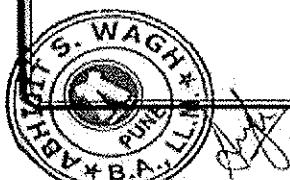
- A. S. No.174 Hissa No.6 area admeasuring 00 Acre 07 Gunthas assessment 00 Rupees 01 Annas was purchases by Shri. Laxman Sakharam Tupe from Shri Govind Sakharam Tupe and accordingly the name of Shri. Laxman Sakharam Tupe was mutated in revenue record of aforesaid property by Mutation Entry No.3702 village Hadapsar.
- B. Mutation Entry No.24867 village Hadapsar certified on 27/11/1999 shows that as per the order of Civil Court Pune in RCS No.1439/71 in it Darkast No.80/1995 the possession of partition Darkast No.81/11/96 dated 06/11/1999 accordingly properties shown in Mutation Entry were distribute between Shri.Vitthal Shripati Tupe (Plaintiff), Shri.Baburao Shripati Tupe (Defendant No.2), Sau.Muktibai Maliba Tupe (Defendant No.1A), Sau.Shakuntala Maruti Tupe (Defendant No.1B), Sau.Sandhya Balasaheb Ghule (Defendant No.1C), Shri.Chandrakant Maliba Tupe (Defendant No.4), Shri.Anant Maliba Tupe (Defendant No.4), and other and accordingly the aforesaid S. No.174 Hissa No.6 Village Hadapsar area admeasuring 00 Hectare 07 Arcs shown in the name of Shri. Baburao Shripati Tupe.
- C. Mutation Entry No.24867 village Hadapsar certified on 20/09/2007 shows that, Shri. Baburao Shripati Tupe expired on 18/05/2004, leaving behind his wife Smt. Bhagubai and three sons Shri Vasantrao Baburao Tupe ,Shri. Sumantrao Baburao Tupe and Shri Ashokrao Baburao Tupe and three married daughters Sau. Rukhmani Pandurang Khedekar, Sau Madhubala Subhashrao Ghule and Sau.Suman Dilip Deokar as his legal heirs and accordingly their names were mutated in the revenue records as the owners and possessors by deleting name of the



deceased for the properties shown in the mutation entry which includes the Survey No.174 Hissa No.6 Village Hadapsar

D. Mutation Entry No.35408 village Hadapsar certified on 14/05/2015 shows that, Smt. Bhagubai Baburao Tupe expired on 14/03/2015, leaving behind three sons Shri Vasantrao Baburao Tupe, Shri. Sumantrao Baburao Tupe and Shri Ashokrao Baburao Tupe and three married daughters Sau. Rukhmani Pandurang Khedekar, Sau Madhubala Subhashrao Ghule and Sau. Suman Dilip Deokar as her legal heirs and accordingly their names are mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.174 Hissa No.6 Village Hadapsar.

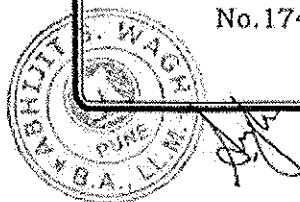
E. Mutation Entry No.47554 village Hadapsar certified on 21/02/2018 shows that, M/s Akshar Skywards Constructions has purchased the area admeasuring 1.33 Ares out of above mentioned property along with other properties from Sau. Suman Dilip Deokar ( her 1/6<sup>th</sup> share) with the consent of Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Mrs. Rukhmini Pandurang Khedekar, Mr. Sanjay Pandurang Khedekar, Mr. Ajay Pandurang Khedekar, Mr. Sachin Pandurang Khedekar, Mrs. Rupali Rajendra Dhumal, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs. Aburadha Narendra Barate, Sau. Savita Rajendra Savant, Su. Kavita Dnyaneshwar Kalbhor, Sau. Ashwini Kiran Rasal through their power of attorney holder Mr. Rahul Vilas Nahata by sale deed dated 22/08/2016 which is duly registered in the office of sub registrar haveli No.3 at serial No.10455/2016 Accordingly name of M/s Akshar Skywards Constructions mutated for revenue records



for aforesaid purchased area by deleting the name of Sau. Suman Subhashrao Deokar.

F. Mutation Entry No.51503 village Hadapsar certified on 11/10/2021 shows that, M/s Akshar Skywards Constructions has purchased the area admeasuring 1.33 Ares out of above mentioned property along with other properties from Sau. Rukhmini Pandurang Khedekar ( her1/6<sup>th</sup> share) with the consent of Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe, Mrs. Archana Ravindra Tupe, Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe, Mr. Prashant Vasantrao Tupe, Mrs. Vaishali Prashant Tupe, Mr. Sumantrao Baburao Tupe, Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe, Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe, Mr. Sunil Ashokrao Tupe, Mrs. Rukhmini Pandurang Khedekar, Mr. Sanjay Pandurang Khedekar, Mr. Ajay Pandurang Khedekar, Mr. Sachin Pandurang Khedekar, Mrs. Rupali Rajendra Dhumal, Smt. Madhubala Shubhashrao Ghule, Mr. Rahul Shubhashrao Ghule, Mr. Sudarshan Shubhashrao Ghule, Mrs. Aburadha Narendra Barate, Sau. Savita Rajendra Savant, Su. Kavita Dnyaneshwar Kalbhor, Sau. Ashwini Kiran Rasal through their power of attorney holder Mr. Rahul Vilas Nahata by sale deed dated 22/08/2016 which is duly registered in the office of sub registrar haveli No.3 at serial No.10455/2016 Accordingly name of M/s Akshar Skywards Constructions mutated for revenue records for aforesaid purchased area by deleting the name of Sau. Rukhamini Pandurang Khedekar.

G. Mutation Entry No.52855 village Hadapsar certified on 16/02/2023 shows that, Shri. Vasantrao Baburao Tupe expired on 22/07/2021, leaving behind widow Smt. Latika, three sons Ravindra Vasantrao Tupe, Mahendra Vasantrao Tupe and Prashant Vasantrao Tupe as legal heirs of deceased and accordingly their names are mutated in the revenue records as the owners and possessors by deleting name of the deceased for the properties shown in the mutation entry which includes the Survey No.174 Hissa No.6 Village Hadapsar.



**2 ANY OTHER RELEVANT TITLE :**

2.1 By Joint Venture Agreement dated 13/10/2010 Smt. Bagubhai Saburao Tupe,Mr. Vasantrao Baburao Tupe, Mrs. Latika Vasantrao Tupe, Mr. Ravindra Vasantrao Tupe,Mrs. Archana Ravindra Tupe,Mr. Mahendra Vasantrao Tupe, Mrs. Jyoti Mahendra Tupe,Mr. Prashant Vasantrao Tupe,Mrs.Vaishali Prashant Tupe,Mr. Sumantrao Baburao Tupe,Mrs. Dhawrka Sumantrao Tupe, Mr. Santosh Sumantrao Tupe, Mrs. Monika Santosh Tupe, Mr. Anil Sumantrao Tupe, Mr. Ashokrao Baburao Tupe,Mrs. Laxmi Ashokrao Tupe, Mr. Dyneshwar Ashokrao Tupe,Mr. Sunil Ashokrao Tupe,Mrs. Rukhmini Pandurang Khedekar,Mr. Sanjay Pandurang Khedekar,Mr.Ajay Pandurang Khedekar,Mr.Sachin Pandurang Khedekar,Mrs. Rupali Rajendra Dhumal,Smt. Madhubala Shubhashrao Ghule,Mr. Rahul Shubhashrao Ghule,Mr. Sudarshan Shubhashrao Ghule,Mrs. Aburadha Narendra Barate,Mrs. Suman Dilip Deokar had entrust Development right of their inherited property being Survey No.172 Hissa No. 1+2+3+4+5/3, Survey No.174 Hissa No.5 and Survey No.174 Hissa No.6 out of said to said Firm for the consideration and on the terms and conditions as stated therein and which agreement is duly registered in the office of Sub-Registrar Haveli No.2 at Serial No.8937 on 15/10/2010. In pursuance of the aforesaid agreement the aforesaid owners by executing irrevocable General Power of Attorney dated 13/10/2010 has appointed said firm acting through its Partner Mr. Kishore Bhachubhai Mujat and Mr.Rahul Vilas Nahata and which Power of Attorney also duly registered in the office of Sub-Registrar Haveli No.2 at Serial No.8938 on 15/10/2010.

2.2 By Joint Venture Agreement dated 13/10/2010 Mr. Sanjay Tukaram Tupe,Mrs.Sangita Sanjay Tupe, Mr.Tushar Sanjay Tupe,Mr.Rakesh Sanjay Tupe, Miss.Sonali Sanjay Tupe had entrust Development right of their inherited property being Survey No.174 Hissa No.6+7+8/2 out of said to said Firm for the consideration and on the terms and conditions as stated therein and which agreement is duly registered in the office of Sub-Registrar Haveli No.2 at Serial No.8935 on 15/10/2010. In



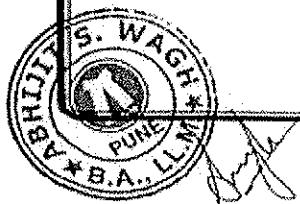
pursuance of the aforesaid agreement the aforesaid owners by executing irrevocable General Power of Attorney dated 13/10/2010 has appointed said firm acting through its Partner Mr. Kishore Bhachubhai Mujat and Mr. Rahul Vilas Nahata as their constituted attorney to complete the transaction in all respect, and which Power of Attorney also duly registered in the office of Sub-Registrar Haveli No.2 at Serial No.8937 on 15/10/2010

- 2.3 As per the terms of the said Two Deeds of Joint Venture both dated 15/10/2010, the said firm were obliged to complete the construction of the entire project on the said land within 30 months from the date of execution of Deed of Joint Venture dated 15/10/2010. However due to various reasons such as delay in obtaining permission under ULC Act and payment thereof and several other factors beyond the scope of the said firm were constrained to slow down / stop the developmental activities on the said land, thereby delaying the completion of the said project within the prescribed time.
- 2.4 out of above owners 1)Mr. Ashokrao Baburao Tupe, 2) Mrs. Laxmi Ashokrao Tupe,3) Mr. Dyaneshwar Ashokrao Tupe,4) Mr. Sunil Ashokrao Tupe are decides to give extension to the said firm for completion of said project as mentioned in the Joint Venture agreement dated 15/10/2010 therefore they executed By Supplementary Agreement for Joint Venture dated 30/03/2015 out of above owners 1)Mr. Ashokrao Baburao Tupe, 2) Mrs. Laxmi Ashokrao Tupe,3) Mr. Dyaneshwar Ashokrao Tupe, 4) Mr. Sunil Ashokrao Tupe has extended period of 30 months for completion of the said project, by agreement dated 30/03/2015 which agreement is duly registered in the office of Sub-Registrar Haveli No.2 at Serial No.3275 on 30/04/2015.
- 2.5 1. Mr. Vasantrao Baburao Tupe, 2. Mrs. Latika Vasantrao Tupe, 3. Mr. Ravindra Vasantrao Tupe, 4. Mrs. Archana Ravindra Tupe, 5. Mr. Mahendra Vasantrao Tupe, 6. Mrs. Jyoti Mahendra Tupe, 7. Mr. Prashant Vasantrao Tupe, 8. Mrs. Vaishali Prashant Tupe,are decides to give extension to the said firm for completion of said



project as mentioned in the Joint Venture agreement dated 15/10/2010 therefore they executed By Supplementary Agreement for Joint Venture dated 30/03/2015 which agreement is duly registered in the office of Sub-Registrar Haveli No.3 at Serial No.5595 on 29/06/2015.

- 2.6 1) Mr. Sumantrao Baburao Tupe, 2) Mrs. Dhwarka Sumantrao Tupe, 3) Mr. Santosh Sumantrao Tupe, 4) Mrs. Monika Santosh Tupe, 5) Mr. Anil Sumantrao Tupe, are decides to give extension to the said firm for completion of said project as mentioned in the Joint Venture agreement dated 15/10/2010 therefore they executed By Supplementary Agreement for Joint Venture dated 30/03/2015 which agreement is duly registered in the office of Sub-Registrar Haveli No.3 at Serial No.5690 on 29/06/2015.
- 2.7 As per above Supplementary Agreement to Joint Venture Agreement as mentioned in above clause No. 2.4 to 2.6 the owner has mutually confirm the allotted Share of Late Bhagubai Tupe divided between her sons i.e Shri Vasantrao, Shri. Sumantrao and Shri Ashokrao Tupe equally.
- 2.8 Mr. Sanjay Tukaram Tupe, Mrs. Sangita Sanjay Tupe, Mr. Tushar Sanjay Tupe, Mr. Rakesh Sanjay Tupe, Miss. Sonali Sanjay Tupe are decides to give extension to the said firm for completion of said project as mentioned in the Joint Venture agreement which agreement is duly registered in the office of Sub-Registrar Haveli No.2 at Serial No.8935 on 15/10/2010, therefore they executed By Supplementary Agreement for to revised the terms and condition of Joint Venture dated 15/10/2010 by executing supplement development agreement dated 21/10/2015 which agreement is duly registered in the office of Sub-Registrar Haveli No.11 at Serial No.8834 on 29/10/2015.
- 2.9 M/s Akshar Skywards Constructions has purchased 1/12<sup>th</sup> share from Sau. Rukhamini Pandurang Khedekar and Sau. Suman Dilip Deokar as mentioned hereinabove therefore name of the said firm has mutated in revenue records as owner and possessor column of the revenue records by deleting the name of sellers.



**3. SEARCH REPORT FOR 30 YEARS FROM: 1993 TO 2023**

I had paid Search Fee of Rs.750/- for the period of 1993 to 2023, in the office of Sub-Registrar Haveli on 24/11/2023 vide receipt No. MH011424273202324E and in the office of Sub-Registrar Haveli No.1 to 27 and had carried out the online search for the said land. I have not found any adverse entry except the entries stated in paragraph 1 and 2 hereinabove written in available Sub-Index-II, registers, which were made available to concerned Sub-Registrar Haveli No.1 to 27 in respect of the said land. I have gone through the revenue record being 7/12 extract and mutation entries shown thereon as well as the documents being Joint Venture Agreements, Power Of Attorney, which are made available to me for scrutiny by Partner of the M/s Akshar Skywards Constructions.

**4. PENDING LITIGATION :-**

- 1) Spl.Civil Suit No. 1877/2022- Civil Judge Junior Division, Pune Bharti Dilip Tupe & 3 Ors v/s Anant Maliba Tupe & 24 Ors
2. Civil Misc Application 1173/2022-- District Judge, Pune Bharti Dilip Tupe & 3 Ors v/s Anant Maliba Tupe & 24 Ors

Place: Pune

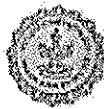
Date: 24/11/2023



**SHRI. ABHIJIT S.WAGH**

**ADVOCATE**

**Note :-** Kindly note that we have not issued any public notice calling objection/s from public at large for issuing this title report.



**CHALLAN**  
**MTB Form Number-6**

Department ID : 911653974

**JOTE:-** This challan is valid for reasons mentioned in Type of payment only. Not valid for other reasons or unregistered document.

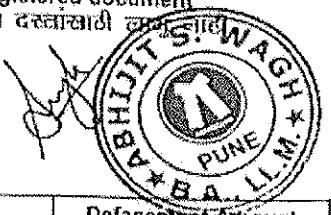
Mobile No. : 9689507999  
Registered document

**NOTE:-** This challan is valid for tax deduction upto Rs. 100/- only. Payment of amount in excess of Rs. 100/- will not be valid for payment only. Not valid for reasons of unregistered document.

मुद्रा घटना ट्रॉफी आणि प्रतीक वाचन वाचवून काढवण्यात येण्याची अपेक्षा विविध काढवण्यात येण्याची विविध वाचने लागेत.

## ગુજરાતી લાંબાનામી

### Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0005984669202324	24/11/2023-16:15:40	IGR002	550.00

MH011424273202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Nov 2023	Receipt	Receipt no.: 1113185597
	Name of the Applicant:	adv abhijit wagh
	Details of property of which document has to be searched:	Dist :Pune Village :Hadapasar S.No/CTS No/G.No. : 172
	Period of search:	From :2002 To :2023
	Received Fee:	550
The above mentioned Search fee has been credited to government vide GRN no :MH011424273202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned GRAS Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

