



# Sachin Ashok Ingule

Advocate

Mob. : 9822266168  
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Ref.No.:

Date:

To,  
MAHARERA  
Housefin Bhavan,  
Plot No. C - 21, E - Block,  
Bandra Kurla Complex, Bandra - (E),  
Mumbai - 400051

## LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to title of plot of M/s. Venturespro Projects L.L.P. to 1. Land bearing C.T.S. no. 465, Ghorpadi, Pune admeasuring 3,000 sq. mtrs., 2. Lands bearing C.T.S. no. 466, Ghorpadi, Pune admeasuring 2102 sq. mtrs. and C.T.S. no. 467, Ghorpadi, Pune admeasuring 1798 sq. mtrs. and 3. Land bearing C.T.S. no. 464/B, Ghorpadi, Pune admeasuring 8,100 sq. mtrs., .....(hereinafter referred as the "said plot" ).

I have investigated the title of the said plot on the request of M/s. Venturespro Projects L.L.P. and following documents i.e. :-

- 1) Copies of the 7/12 extract in respect of the said lands since the year 1931-32 to 2009-10.
- 2) Copies of the relevant mutation entries since the year 1931-32 in respect of the said lands.
- 3) Copy of the property cards of land bearing C. T. S. nos. 464/B, 465, 466 & 467, Ghorpadi, Pune.
- 4) Search report for 30 years from since 1991.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that subject to the charge of Tata Capital Housing Finance Ltd. under the terms of Deed of Simple Mortgage dt. 2/11/2023 and Search Report dt. 19/12/2023, the title of the owner M/s. Venturespro Projects L.L.P. to the said plot is clear, marketable and without any encumbrances.

Owner of the land - M/s. Venturespro Projects L.L.P.

Subject to the charge of Tata Capital Housing Finance Ltd. under the terms of Deed of Simple Mortgage dt. 2/11/2023 and Search Report dt. 19/12/2023, the title of the owner M/s. Venturespro Projects L.L.P. to 1. Land bearing C.T.S. no. 465, Ghorpadi, Pune admeasuring 3,000 sq. mtrs.,





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2. Lands bearing C.T.S. no. 466, Ghorpadi, Pune admeasuring 2102 sq. mtrs. and C.T.S. no. 467, Ghorpadi, Pune admeasuring 1798 sq. mtrs. and  
3. Land bearing C.T.S. no. 464/B, Ghorpadi, Pune admeasuring 8,100 sq. mtrs. is clear, marketable and free from encumbrances and M/s. Venturespro Projects L.L.P. is entitled to develop the said plot.

The report reflecting the flow of the title of the M/s. Venturespro Projects L.L.P. to the said plot is enclosed herewith as annexure.

Encl. : Annexure.

  
Advocate.

Date: 19/12/2023.





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19/12/2023.

## FLOW OF TITLE OF THE SAID LAND.

M/s. Venturespro Projects L.L.P. of Kundan Heritage, Old Pune-Mumbai Highway, Opp. Khadki Rly. Station, Pune 20 has requested me to issue search and title report of their title to 1. Land bearing C.T.S. no. 465, Ghorpadi, Pune admeasuring 3,000 sq. mtrs., 2. Lands bearing C.T.S. no. 466, Ghorpadi, Pune admeasuring 2102 sq. mtrs. and C.T.S. no. 467, Ghorpadi, Pune admeasuring 1798 sq. mtrs. and 3. Land bearing C.T.S. no. 464/B, Ghorpadi, Pune admeasuring 8,100 sq. mtrs., hereinafter referred to as the said lands.

For my perusal xerox copies of the following documents are referred by me.

1. Copies of the 7/12 extract in respect of the said lands since the year 1931-32.
2. Copies of the relevant mutation entries since the year 1931-32 in respect of the said lands.
3. Copy of Sale Deed dated 27/12/1996 registered at sr. no. 588/96 with Sub registrar, Haveli no. 3 executed by Dnyanoba P. Kawade and others in favour of Jakhana Mahendra Kanabar and others in respect of land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares.
4. Copy of Sale Deed dated 31/12/1996 registered at sr. no. 587/96 with Sub registrar, Haveli no. 3 executed by Laxman B. Kawade and others in favour of Aniruddha Jasawantlal Gandha & others in respect of land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3/1, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares.
5. Copy of Development Agreement dated 13/3/06 registered at sr. no.1600/06 with Sub registrar, Haveli no. 20 executed by Mohan Vithoba Kawade and others in favour of M/s. Kakade & Kaizar Associates in respect of land admeasuring 0 H. 45 Ares out of land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 81 Ares.
6. Copy of Development Agreement dated 13/3/06 registered at sr. no.1602/06 with Sub registrar, Haveli no. 20 executed by Trimbak Vithoba Kawade and others in favour of M/s. Kakade & Kaizar Associates in respect of land admeasuring 0 H. 21 Ares out of land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 81 Ares.





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7. Copy of Development Agreement dated 14/3/06 registered at sr. no.1604/06 with Sub registrar, Haveli no. 20 executed by Trimbak Vithoba Kawade and others in favour of M/s. Kakade & Kaizar Associates in respect of land admeasuring 0 H. 15 Ares out of land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 81 Ares.

8. Copy of Sale Deed dated 12/5/10 registered at sr. no. 3802/10 with Sub registrar, Haveli no. 13 executed by Aniruddha Jasawantlal Gandha & others in favour of M/s. Kakade Mane Associates in respect of land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3/1, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares.

9. Copy of Sale Deed dated 30/10/10 registered at sr. no. 8656/10 with Sub registrar, Haveli no. 13 executed by Jakhana Mahendra Kanabar and others in favour of M/s. Kakade Mane Associates in respect of land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares.

10. Copy of Joint Venture Agreement dated 14/02/13 registered at sr. no. 1301/13 with the Sub registrar, Haveli no. 13 executed between M/s. Kakade Mane Associates and M/s. Kundan Ventures for joint development of the lands being 1. Land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares and 2. Land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares and 3. Land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.

11. Copy of Certificate dated 17/04/2013 issued by the Miss Kinkar Surekha Advocate stating that she had not received any objection to the public notice issued by her in daily Prabhat on 06/12/2012 for verifying the title of M/s. Kakade Mane & Associates to the lands being 1. Land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares and 2. Land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares and 3. Land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.

12. Copy of Supplementary Agreement dt. 9/7/2014 registered with the Sub registrar, Haveli no. 13 at sr. no. 4804/14 executed between M/s. Kakade Mane Associates and M/s. Kundan Ventures as supplementary agreement to the Joint Development Agreement dt. 14/2/2013.

13. Copy of Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Haveli no. 13 executed by M/s. Kakade Mane Associates and Trimbak Vithoba Kawade and others in favour of M/s.





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Kundan Ventures in respect of the lands being 1. Land admeasuring 0 H. 30 Ares out of land bearing S. no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares and 2. Land admeasuring 0 H. 39 Ares out of land bearing S. no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares and 3. Land bearing S. no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.

14. Copy of Deed of Confirmation dated 25/10/2021 registered at sr. no. 15804/21 with the Sub registrar, Havelli no. 24 executed by Yamuna Shankarrao Poman and Sharada Shahaji Choundhe in favour of Venturespro Projects L.L.P. thereby confirming the Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Havelli no. 13 executed by M/s. Kakade Mane Associates and Trimbak Vithoba Kawade and others in favour of M/s. Kundan Ventures in respect of the land bearing S. no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.

## 1. 7/12 EXTRACT/MUTATION ENTRIES/PROPERTY CARD OF THE SAID LANDS.

### A. C.T.S. 464/B (S. no. 53/1B), Ghorpadi, Pune.

The said land was earlier referred to as S. No. 53/1B, Ghorpadi which as per the 7/12 extract admeasured about 0 Hec. 81 Ares. From the 7/12 extract of the said land since the year 1931-32, it appears that in the year 1931-32 the said land formed part of S. no. 53/1, Ghorpadi, Pune which stood in the names of Vithu Nivrutti Kawade and Parashram S. Kawade.

Thereafter it appears vide mutation entry no. 1390 dt. 14/6/1950 that the said Vithu Nivrutti Kawade and Parashram S. Kawade had partitioned the said land bearing S. no. 53/1, Ghorpadi and the land admeasuring 0 H. 81 Ares which fell to the share of Vithu Nivrutti Kawade was numbered as S. no. 53/1B.

Thereafter it appears from mutation entry bearing no. 2045 dt.1/1/1971 that the provisions of Maharashtra Weight and Measures Act, 1958 & the Indian Coins Act, 1956 were made applicable to the village Ghorpadi.

Thereafter it appears vide mutation entry no. 5508 dt. 24/12/2001 that the owner Vithoba Nivrutti Kawade had expired on 18/6/2001 leaving behind him his legal heirs viz. sons Trimbak, Mohan, Bharat & Dilip Vithoba Kawade and daughters Yamuna Shankar Popat & Sharada Shahaji Chondhe and accordingly the names of Trimbak, Mohan, Bharat, Dilip Vithoba Kawade, Yamuna Shankar Poman & Sharada Shahaji Chondhe





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and accordingly their names were entered upon the 7/12 extract of the said land and the name of Vithoba Nivrutti Kawade was deleted from the 7/12 extract of the said land.

Thereafter it appears from mutation entry no. 8953 dt. 19/6/2018 that the same pertains to another land and not the said land.

It appears from the copy of the Development Agreement dated 13/3/06 registered at sr. no.1600/06 with Sub registrar, Haveli no. 20 that Mr. Mohan Vithoba Kawade and others had conferred to and/or in favour of M/s. Kakade & Kaizar Associates [now known as M/s. Kakade Mane Associates] the development rights in respect of land admeasuring 0 H. 45 Ares out of land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 81 Ares.

It further appears from the copy of the Development Agreement dated 13/3/06 registered at sr. no.1602/06 with Sub registrar, Haveli no. 20 that Trimbak Vithoba Kawade and others had conferred to and/or in favour of M/s. Kakade & Kaizar Associates [ now known as M/s. Kakade Mane Associates] the development rights in respect of land admeasuring 0 H. 21 Ares out of land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 81 Ares.

It further appears from the copy of the Development Agreement dated 14/3/06 registered at sr. no.1604/06 with Sub registrar, Haveli no. 20 that Trimbak Vithoba Kawade and others had conferred to and/or in favour of M/s. Kakade & Kaizar Associates [ now known as M/s. Kakade Mane Associates] the development rights in respect of land admeasuring 0 H. 15 Ares out of land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 81 Ares.

It further appears from the copy of Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Haveli no. 13 executed by Trimbak Vithoba Kawade and others in favour of M/s. Kundan Ventures in respect of the land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares, that the said owners had conveyed their share in the said land to and/or in favour of M/s. Kundan Ventures. The 7/12 in respect of the said land has been cancelled since the year 2018 and the said land thereafter has been referred to as land bearing C.T.S. no. 464/B, Ghorpadi, Pune admeasuring 8,100 sq. mtrs. and accordingly the name of M/s. Kundan Ventures was entered upon the property card of the said land vide entry dt. 23/11/2021.

Thereafter it appears that M/s. Kundan Ventures was converted into an L.L.P. and as per the certificate of Register of Company dt. 15/3/2021 it appears that the said firm was converted into Venturespro Projects L.L.P.





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and accordingly the name of Venturespro Projects L.L.P. was entered upon and the name of M/s. Kundan Ventures was deleted from the property card of the said land vide entry dt. 22/4/2022.

It further appears that M/s. Venturespro Projects L.L.P. vide Mortgage dt. 29/7/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 13567/21 as corrected by Deed of Rectification dt. 9/9/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 16019/21 had against the security of land admeasuring 14,632.21 sq. mtrs. out of the said lands had obtained loan from State Bank of India and accordingly entry dt. 24/5/2022 showing the charge of the said bank was entered upon the property card of the said land.

It further appears that vide Deed of Confirmation dated 25/10/2021 registered at sr. no. 15804/21 with the Sub registrar, Haveli no. 24 executed by Yamuna Shankarrao Poman and Sharada Shahaji Choundhe in favour of Venturespro Projects L.L.P., the said Yamuna Shankarrao Poman and Sharada Shahaji Choundhe had thereby confirmed the Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Haveli no. 13 executed by M/s. Kakade Mane Associates and Trimbak Vithoba Kawade and others in favour of M/s. Kundan Ventures in respect of land bearing S. no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares and released all their shares in the said land to and/or in favour of M/s. Venturespro Projects L.L.P.

Thereafter it appears that M/s. Kundan Ventures was converted into an L.L.P. and as per the certificate of Register of Company dt. 15/3/2021 it appears that the said firm was converted into Venturespro Projects L.L.P. and accordingly the name of Venturespro Projects L.L.P. was entered upon and the name of M/s. Kundan Ventures was deleted from the property card of the said land vide entry dt. 22/4/2022.

It further appears that M/s. Venturespro Projects L.L.P. vide Mortgage dt. 29/7/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 13567/21 as corrected by Deed of Rectification dt. 9/9/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 16019/21 had against the security of land admeasuring 14,632.21 sq. mtrs. out of the said lands had obtained loan from State Bank of India and accordingly entry dt. 24/5/2022 showing the charge of the said bank was entered upon the property card of the said land.

It further appears that M/s. Venturespro Projects L.L.P. vide Deed of Simple Mortgage dt. 2/11/2023 registered with the Sub registrar, Haveli no. 11 at sr. no. 25625/23 against the security interalia of the said land had obtained loan from Tata Capital Housing Finance Ltd.





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In the circumstances, M/s. Venturespro Projects L.L.P. is the owner of the land bearing C.T.S. no. 464/B, Ghorpadi, Pune admeasuring 8,100 sq. mtrs.

**B. C.T.S. no. 465 (S. no. 53/2), Ghorpadi, Pune.**

The said land formed part of S. no. 53/2, Ghorpadi which as per the 7/12 extract admeasured about 0 Hec. 91 Ares. From the 7/12 extract of the said land since the year 1931-32, it appears that in the year 1931-32 the said land stood in the name of Tukaram Sawala Kawade.

Thereafter it appears vide mutation entry no. 1568 dt. 27/12/1956 that Parashram Sawalaram Kawade had purchased the said land from Tukaram Sawala Kawade and others vide Sale Deed dt. 28/9/1956 and accordingly the name of Parashram Sawalaram Kawade was entered upon the 7/12 extract of the said land and the name of Tukaram Sawala Kawade was deleted from the 7/12 extract of the said land.

Thereafter it appears from mutation entry bearing no. 2045 dt. 1/1/1971 that the provisions of Maharashtra Weight and Measures Act, 1958 & the Indian Coins Act, 1956 were made applicable to the village Ghorpadi.

Thereafter it appears vide mutation entry no. 2665 dt. 15/6/1990 that the owner Parshuram Sawala Kawade had expired on 1/3/1977 leaving behind him his legal heirs viz. sons Dnyanoba Parshuram Kawade & Pandurang Parshuram Kawade and daughters Shantabai Gajanan Kasawante & Krishnabai Rambhau Yelwande. The said Shantabai Gajanan Kasawante & Krishnabai Rambhau Yelwande had given affidavit to the effect that they had released all their share interalia in the said land in favour of their brothers and accordingly the names of Dnyanoba Parshuram Kawade & Pandurang Parshuram Kawade only were entered upon the 7/12 extract interalia of the said land and the name of Parshuram Sawala Kawade was deleted from the 7/12 extract interalia of the said land.

Thereafter it appears that various portions of lands were sold by Dnyanoba P. Kawade and Pandurang P. Kawade as detailed below. Similarly the various transactions of sale in respect of portions of land out of the said land are mentioned below.

M.E.	Date	Area	Vendor/s	Purchaser/s	Remark
2822	12/9/1992	02 Ares	Dnyanoba P. Kawade & Pandurang P. Kawade	Lt. Roshanlal	Certified
2849	1/1/1993	1630 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Jagdishchandra Jethalal Posthwal	Certified





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2859	6/2/1993	4320 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Anita A. Deshpande & Ashok N. Deshpande	Certified
3050	15/3/1994	2 Ares	Dnyanoba P. Kawade & Pandurang P. Kawade	Kanchan Mani Shetyar	Certified
3101	17/6/1994	2060 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Suryakant D. Argade	Certified
3131	13/9/1994	1 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Jalindar V. Aswale & Govind K. Patil	Certified
3227	15/3/1995	1 Are	Dnyanoba P. Kawade	Sheela S. Ghag & Kamal M. Mankar	Certified
3278	6/6/1995	0.5 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Sunil B. Garave	Certified
3279	6/8/1995	1 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Aarti A. Garave	Certified
3657	1/10/1996	2 Ares	Kanchan M. Shetyar	Laxmi J. Pujan	Certified
3675	22/10/96	1 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Dadasaheb K. Shinde & Ramdas M. Tawade	Certified
3696	10/12/96	1 Are	Dnyanoba P. Kawade	Kailas H. Deokar	Certified
3750	30/1/1997	3825 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Liyakat H. Khan & others	Certified
3751	30/1/1997	1 Are	Liyakat H. Khan & others	Dinkar A. Ghodke	Certified
3810	20/3/1997	0.5 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Shaikh A. Shaikhali	Certified
3819	15/4/1997	1 Are	Dnyanoba P. Kawade	Dnyaneshwar K. Ghawale	Certified
3852	18/5/1997	1 Are	Kailas H. Deokar	Ramesh H. Hiremerur	Certified
3969	15/10/1997	130 sq. ft.	Dnyanoba P. Kawade	Jitaram R. Chaudhary	Certified
4007	4/12/1997	2 Ares	Lt. Roshanlal	Mohammad Shakir Karna Mulla Mirza & other three	Cancelled
4097	09/3/1998	500 sq. ft.	Dnyanoba P. Kawade	Reubal D. Adagale	Cancelled
4131	1/4/1998	500 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Dinesh G. Gaiwad	Cancelled
4138	1/4/1998	30 Ares	Dnyanoba P. Kawade & others	Jaswana M. Kanabar & Others	Cancelled
4262	14/9/1998	0.5 Are	Shrikant Ingone	Kausalya B. Thapa	Certified
4856	7/9/2000	30 Ares	Dnyanoba P. Kawade & others	Jaswana M. Kanabar & Others	Certified
4908	8/9/2000	0.5 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Reubal D. Adagale	Certified
4949	2/11/2000	1000 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Dinkar V. Daundkar & Meena M. Jakute	Certified
4980	24/11/2000	0.5 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Dinesh G. Gaiwad	Certified
5063	12/1/2001	1 Are	Dnyanoba P. Kawade & Pandurang P. Kawade	Kondappa Babappa & Shaikh Chand Kasam	Certified
5064	12/1/2001	0.5 Are	Kondappa Babappa	Antonet V. Fernandes	Certified
5132	17/2/2001	0.5 Are	Jagdishchandra Poshtwal	Sandeep A. Hajare	Certified
5147	5/3/2001	1020 sq. ft.	Jagdishchandra Poshtwal	Megi A. Lobo	Certified
5526	9/1/2002	0.5 Are	Kamal M. Mankar	Maya S. Pardeshi	Certified
5606	6/4/2002	1020 sq. ft.	Liyakat H. Khan & others	Nazir H. Shaikh	Certified
5607	6/4/2002	310 sq. ft.	Nazir H. Shaikh	Nasimbanu Makandar	Certified
5608	6/4/2002	500 sq. ft.	Nazir H. Shaikh	ShaikhMustafa Mohhammad Yusuf	Certified
5662	25/5/2002	1 Are	Ramesh H. Hiremerur & another	Mogal F. Nanhesaheb	Certified
5680	31/5/2002	1000 sq. ft.	Dnyanoba P. Kawade & Pandurang P. Kawade	Dilip J. Kachhaba	Certified
5828	3/10/2002	2 Are	Lt. Roshanlal	Mohammad Shakir Kurta Mulla Mirza-0.5 Are, Abdul	Certified



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				Mannan Ansan Mohammad Israil-0.5 Are, Sayyad Izzat Ahmad Mohammad Maqbul-0.5 Are, Anwarshaikh Mohammadshaikh Nabijan-0.5 Are	
6128	3/2/2004	4320 sq. ft.	Anita A. Deshpande & Ashok N. Deshpande	Sunil Kawade & Anil Kawade - 3320 sq. ft. and Sambhaji T. Deokar - 1000 sq. ft.	Certified
5140	3/2/2004	1000 sq. ft.	Sambhaji T. Deokar	Indira D. Ghule	Certified
6200	10/5/2004	2 Ares	Dnyanoba P. Kawade	Denis D. Bhalerao & other	Certified
5507	14/9/2005	500 sq. ft.	Kausalya B. Thapa	Prabhakar N. Kamble	Certified
6785	24/8/2005	500 sq. ft.	Prabhakar N. Kerble	Kausalya B. Thapa	Certified
7082	24/8/2007	1 Are	Moghal F. Nanhesaneb	Baby Fatima Chand Badshah Shaikh	Certified
7404	22/1/1990	1 Are	Dnyanoba P. Kawade	Jyoti S. Deokar	Certified
7452	12/6/2009	500 sq. ft.	Kausalya Balbahaddur Thapa	Anis Abdul Gafur Shaikh	Certified
7483	15/6/2009	1 Are.	Jyoti Sambhaji Deokar	Ravindra M. Shedage & another	Certified
7731	25/11/2010	180 sq. ft.	Smt. Kausalya Dnyanoba Kawade & others	Nimaram G. Chaudhary	Certified
7799	2/5/2011	46.46 sq. mts	Khan Liyakat Hussan Khan Mohammad Hanif	Munni Manzaj Khan	Certified
7872	19/7/2011	30 Ares	Jahnana Mahindra Kanabar & others	Mis. Kakade Mane & Associates	Certified
8098	27/4/2012	1200 sq. ft.	Denis David Bhalerao, Shamala D. Bhalerao	Khajabee Abdul Shaikh	Certified
8554	23/4/2014	1 Are	Dattatraya D. Ghawate & others	Trupataya Chitti & Sujata T. Chitti	Certified
8810	19/8/2015	1020 sq. ft.	Maggie Fernandes	Lily Fernandes	Certified
8824	25/8/2015	952 sq. ft.	Denis Bhalerao, Shamala D. Bhalerao	Sheukatali K. Nadaf, Mumtaz S. Nadaf & Ayaz Nadaf	Certified
9074	21/12/2017	50 sq. mtrs.	Dadasaheb Kondiram Shinde	Bilal shaikh Amroddin	Certified

Thereafter it appears vide mutation entry no. 2881 dt. 15/4/1993 that the said Dnyanoba Parashram Kawade and Pandurang P. Kawade had partitioned the said land and another land vide Partition Deed dt. 20/3/1992 registered with the Sub registrar, Haveli no. 3 at sr. no. 1558/92 and according to the said partition the land admeasuring 0 H. 80.31.53 Ares out of the said land fell to the share of Dnyanoba P. Kawade and accordingly the name of Pandurang P. Kawade was deleted from the 7/12 extract of the said land. It appears that since land admeasuring 0 H. 10.68.47 Ares was already sold out of the said land, Dnyanoba P. Kawade was allotted land admeasuring 0 H. 80.31.53 Ares only out of the said land.

Thereafter it appears vide mutation entry no. 3187 dt. 16/1/1995 that Jalindar Waman Asawale had taken a loan from Sadhana Sahakari Bank,





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Ghorpadigaon branch, Pune of Rs. 80,000/- on 9/1/1995 against the security of land admeasuring 0.5 Ares out of the said land and accordingly the name of the said Sadhana Sahakari Bank, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Jalindar Waman Asawale in the said land.

Thereafter it appears from the 7/12 extract of the said land that vide mutation entry no. 4262 the name of Digambar Gopinath Pawar was entered upon the 7/12 extract of the said land in respect of land admeasuring 0.5 Ares out of the said land. However on verification of mutation entry bearing no. 4262 it appears that the same pertains to land admeasuring 0.5 Ares purchased by Kaushalya B. Thapa.

Thereafter it appears vide mutation entry no. 4602 dt. 20/1/2000 that the owner Dnyanoba Parshuram Kawade had expired on 31/12/1997 leaving behind him his legal heirs viz. sons Sunil Dnyanoba Kawade & Anil Dnyanoba Kawade, daughters Saraswati Parshuram Jaswant & Indira Dilip Ghule and widow Smt. Kaushalya Dnyanoba Kawade and accordingly the names of Sunil Dnyanoba Kawade, Anil Dnyanoba Kawade, Saraswati Parshuram Jaswant, Indira Dilip Ghule and Smt. Kaushalya Dnyanoba Kawade were entered upon the 7/12 extract of the said land and the name of Dnyanoba Parshuram Kawade was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 4856 dt. 8/8/2000 that Jalindar Waman Aswale had repaid the loan amount of Rs. 80,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadi branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the other rights column of the said land.

Thereafter it appears from the 7/12 extract of the said land that vide mutation entry no. 5101 the name of Allauddin Alihasan Khan was entered upon the 7/12 extract of the said land in respect of land admeasuring 500 sq. ft. out of the said land. However, on verification of mutation entry bearing no. 5101 it appears that the same pertains to another land and not the said land.

Thereafter it appears vide mutation entry no. 5973dt. 13/5/2003 that Shaikh M. Yusuf had taken a loan from Pune Cantonment Co. Op. Bank Ltd., Hadapsar branch, Pune of Rs. 50,000/- on 9/5/2003 against the security of land admeasuring 500 sq. ft. out of the said land and accordingly the name of the said Pune Cantonment Co. Op. Bank Ltd., Hadapsar branch, Pune was entered in the other rights column of the 7/12 extract of





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the said land showing the charge of the said bank to that effect upon the land of Shaikh M. Yusuf in the said land. As per the 7/12 extract of the said land the name of the bank appears to be Sadhana Sahakari Bank instead of Pune Cantonment Co-operative Bank Ltd.

Thereafter it appears vide mutation entry no. 6122 dt. 17/12/2003 that Nasimbanu Makandar had taken a loan from Sainik Co. Op. Bank Ltd., Satara, Yerawada branch, Pune of Rs. 1,00,000/- on 17/12/2003 against the security of land admeasuring 510 sq. ft. owned by her and accordingly the name of the said Sainik Co. Op. Bank Ltd., Satara, Yerawada branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land aforesaid of Nasimbanu Makandar in the said land.

Thereafter it appears vide mutation entry no. 6288 dt. 10/9/2004 that Anil Dnyanoba Kawade & Sunil Dnyanoba Kawade had taken a loan from Sadhana Sahakari Bank, Ghorpadigaon branch, Pune of Rs. 1,00,000/- on 25/8/2004 against the security of their share in the said land and accordingly the name of the said Sadhana Sahakari Bank, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the share of Anil Dnyanoba Kawade & Sunil Dnyanoba Kawade in the said land.

Thereafter it appears vide mutation entry no. 6578 dt. 7/12/2005 that the owner Dinesh G. Gaikwad had expired on 16/5/2005 leaving behind him his legal heirs viz. sons Tushar Dinesh Gaikwad & Vishal Dinesh Gaikwad and widow Smt. Shobha Dinesh Gaikwad and accordingly the names of Tushar Dinesh Gaikwad, Vishal Dinesh Gaikwad and Smt. Shobha Dinesh Gaikwad were entered upon the 7/12 extract of the said land and the name of Dinesh G. Gaikwad was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6685 dt. 21/4/2006 that Smt. Shobha Dinesh Gaikwad had taken a loan from Kalashankar Nagari Sahakari Patsanstha Ltd., Ghorpadigaon branch, Pune of Rs. 1,50,000/- on 13/4/2006 and accordingly the name of the said Kalashankar Nagari Sahakari Patsanstha Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Smt. Shobha Dinesh Gaikwad in the said land.

Thereafter it appears vide mutation entry bearing 6880 dated 27/11/2006 that the owner Anwar Shaikh Mohammad Shaikh Nabjin had executed a Gift Deed dt. 14/11/2006 in favour of Sadarunnissa Anwar Shaikh in respect of the land admeasuring 46.46 sq. mts. out of the said land and accordingly the name of Sadarunnissa Anwar Shaikh was entered





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upon the 7/12 extract of the said land to the extent of land admeasuring 46.46 sq. mts. and the name of Anwar Shaikh Mohammad Shaikh Nabjin was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 7222 dt. 2/2/2008 that Sunil Dnyanoba Kawade & Anil Dnyanoba Kawade had taken a loan from Sadhana Sahakari Bank, Ghorpadigaon branch, Pune of Rs. 4,00,000/- on 2/2/2008 against the security of their share in the said land and accordingly the name of the said Sadhana Sahakari Bank, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the share of Sunil Dnyanoba Kawade & Anil Dnyanoba Kawade in the said land.

Thereafter it appears vide mutation entry no. 7274 dt. 27/6/2008 that Suryakant D. Argade had taken a loan from Pune Cantonment Co. Op. Bank Ltd., Camp branch, Pune of Rs. 4,50,000/- and accordingly the name of the said Pune Cantonment Co. Op. Bank Ltd., Camp branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Suryakant D. Argade in the said land.

Thereafter it appears vide mutation entry no. 7541 dt. 6/1/2010 that Sandeep A. Hajare had taken a loan from Punyanagari Nagari Sahakari Patsanstha, Ghorpadi branch, Pune of Rs. 4,00,000/- against the security of land admeasuring 510 sq. ft. out of the said land and accordingly the name of the Punyanagari Nagari Sahakari Patsanstha, Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land admeasuring 510 sq. ft. of Sandeep A. Hazare.

Thereafter it appears vide mutation entry no. 7592 dt. 8/3/2010 that Shobha D. Gaikwad had repaid the loan amount of Rs. 1,50,000/- due and payable by her to Kalashankar Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune as was evident from the letter of the said Patsanstha to that effect and accordingly the name of the said Patsanstha was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 7598 dt. 11/3/2010 that Shobha D. Gaikwad had taken a loan from Kalashankar Nagari Sahakari Patsanstha, Ghorpadi branch, Pune of Rs. 3,50,000/- on 10/2/2010 against the security of land admeasuring 0.5 Are out of the said land and accordingly the name of the Kalashankar Nagari Sahakari Patsanstha, Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Shobha D. Gaikwad in the said land.





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Thereafter it appears vide mutation entry no. 7657 dt. 21/6/2010 that Ramdas M. Tawade had taken a loan from Punyanagari Nagari Sahakari Patsanstha, Ghorpadi branch, Pune of Rs. 3,00,000/- against the security of his land in the said land and accordingly the name of the Punyanagari Nagari Sahakari Patsanstha, Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Ramdas M. Tawade in the said land.

Thereafter it appears vide mutation entry no. 7664 dt. 15/7/2010 that Denis David Bhalerao & Shamala Denis Bhalerao had taken a loan from Janseva Co-Operative Bank Ltd., Camp branch, Pune of Rs. 12,00,000/- against the security of their land in the said land and accordingly the name of the Janseva Co-Operative Bank Ltd., Camp branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Denis David Bhalerao & Shamala Denis Bhalerao in the said land.

Thereafter it appears vide mutation entry no. 7807 dt. 9/5/2011 that Anil D. Kawade and Sunil D. Kawade had executed a Mortgage Deed dated 3/5/2011 registered with the Sub-registrar, Haveli no. 3 registered at sr. no. 3831/11 in favour of Punyanagari Nagari Sahakari Patsanstha, Ghorpadi branch, Pune for Rs. 9,00,000/- and accordingly the name of the Punyanagari Nagari Sahakari Patsanstha, Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the share of Anil D. Kawade and Sunil D. Kawade in the said land.

Thereafter it appears vide mutation entry no. 7813 dt. 24/5/2011 that Denis David Bhalerao and Shamala Denis Bhalerao had repaid the loan amount of Rs. 12,00,000/- due and payable by them to Janseva Nagari Co-Operative Bank Ltd., Camp branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank showing the said charge was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 7825 dt. 9/6/2011 that by the order of Tahsildar, Pune City dated 7/6/2011 that the name of Baby Fatima Chand Badshah was corrected as Baby Fatima Chand Badshah Shaikh upon the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 8097 dt. 27/4/2012 that Nasimbanu Makandar had repaid the loan amount of Rs. 1,00,000/- due and payable by her to Sainik Co. Op. Bank Ltd., Satara, Yerawada branch, Pune as was evident from the letter of the said bank to that effect and





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accordingly the name of the said bank was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 8460 dt. 7/11/2013 that Ramdas Maruti Tawade had taken a loan from Punyanagari Nagari Patsanstha Maryadit, Ghorpadi of Rs. 5,00,000/- against the security of his land in the said land and accordingly the name of Punyanagari Nagari Patsanstha Maryadit was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Ramdas Maruti Tawade in the said land.

Thereafter it appears vide mutation entry no. 8522 dt. 5/2/2014 that Suryakant D. Argade had repaid the loan amount of Rs. 4,50,000/- due and payable by him to Pune Cantonment Co. Op. Bank Ltd., Camp branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 8552 dt. 23/4/2014 that the owner Dnyaneshwar Kushaba Ghawate had expired on 24/9/2013 leaving behind him his legal heirs viz. sons Dattatraya D. Ghawate, Anil D. Ghawate, daughters Sunita Pandit Gargote, Sangita Pravin Gavhane and widow Smt. Suman D. Ghawate and accordingly the names of Dattatraya D. Ghawate, Anil D. Ghawate, Sunita Pandit Gargote, Sangita Pravin Gavhane and widow Smt. Suman D. Ghawate were entered upon the 7/12 extract of the said land and the name of Dnyaneshwar Kushaba Ghawate was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 8553 dt. 23/4/2014 that Sunita Pandit Gargote, Sangita Pravin Gavhane by registered Release Deed dt. 1/11/2013 had released all their share interalia in the said land in favour of Dattatraya D. Ghawate, Anil D. Ghawate and Smt. Suman D. Ghawate and accordingly the names of Sunita Pandit Gargote, Sangita Pravin Gavhane were deleted from the 7/12 extract interalia of the said land.

Thereafter it appears vide mutation entry no. 8863 dt. 20/11/2015 that Shobha Dinesh Gaikwad had repaid the loan amount of Rs. 3,50,000/- due and payable by her to Kalashankar Nagari Sahakari Patsanstha Ltd., Ghorpadigaon branch, Pune as was evident from the letter of the said Patsanstha to that effect and accordingly the name of the said Patsanstha was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 8997 dt. 26/3/2017 that Anil Dnyanoba Kawade had repaid the loan amount of Rs. 4,00,000/- with interest due and payable by him to Sadhana Sahakari Bank Ltd., Hadapsar branch, Pune as was evident from the letter of the said bank to that effect





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and accordingly the name of the said bank was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 9041 dt. 19/6/2018 that pursuant to the order dt. 23/06/18 of the Tahsildar, Pune certain corrections were carried out in the computerised 7/12 extract interalia of the said land which were in variance to the handwritten 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 9076 dt. 22/12/2017 that Anil Dnyanoba Kawade had repaid the loan amount of Rs. 1,00,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Hadapsar branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 9151 dt. 11/1/2018 that Sunil Dnyanoba Kawade had executed a registered Mortgage Deed dt. 4/2/2016 in favour of Ramchandradada Kawade Punyanagari Sahakari Patsanstha Maryadit, Ghorpadigaon, Pune for Rs. 1,50,000/- against the security of his share in the said land and accordingly the name of the said Ramchandradada Kawade Punyanagari Sahakari Patsanstha Maryadit, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Sunil Dnyanoba Kawade in the said land.

It further appears from the copy of Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Haveli no. 13 executed by M/s. Kakade Mane Associates in favour of M/s. Kundan Ventures in respect of the said land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares, that the said owner had conveyed the said land to and/or in favour of M/s. Kundan Ventures. The 7/12 in respect of the said land has been cancelled since the year 2018 and the said land thereafter has been referred to as land bearing C.T.S. no. 465, Ghorpadi, Pune and accordingly the name of M/s. Kundan Ventures was entered upon the property card of the said land vide entry dt. 23/11/2021.

Thereafter it appears that M/s. Kundan Ventures was converted into an L.L.P. and as per the certificate of Register of Company dt. 15/3/2021 it appears that the said firm was converted into Venturespro Projects L.L.P. and accordingly the name of Venturespro Projects L.L.P. was entered upon and the name of M/s. Kundan Ventures was deleted from the property card of the said land vide entry dt. 22/4/2022.





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It further appears that M/s. Venturespro Projects L.L.P. vide Mortgage dt. 29/7/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 13567/21 as corrected by Deed of Rectification dt. 9/9/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 16019/21 had against the security of land admeasuring 14,632.21 sq. mtrs. out of the said lands had obtained loan from State Bank of India and accordingly entry dt. 24/5/2022 showing the charge of the said bank was entered upon the property card of the said land.

It further appears that M/s. Venturespro Projects L.L.P. vide Deed of Simple Mortgage dt. 2/11/2023 registered with the Sub registrar, Haveli no. 11 at sr. no. 25625/23 against the security interalia of the said land had obtained loan from Tata Capital Housing Finance Ltd.

In the circumstances, M/s. Venturespro Projects L.L.P. is the owner of the said land bearing C.T.S. no. 465, Ghorpadi, Pune admeasuring 3,000 sq. mtrs. as an owner/occupier thereof.

**C. C.T.S. nos. 466 & 467 (S. no. 53/3A), Ghorpadi, Pune.**

The said lands are carved out of S. no. 53/3A, Ghorpadi which as per the 7/12 extract admeasured about 1 Hec. 18.50 Ares. The said land bearing S. no. 53/3A, Ghorpadi is further carved out of the land bearing S. no. 53/3, Ghorpadi, Pune admeasuring about 5 Acres 34 Gunthas. From the 7/12 extract of the entire said land bearing S. no. 53/3, Ghorpadi since the year 1943-44, it appears that in the year 1943-44 the entire said land bearing S. no. 53/3, Ghorpadi, Pune stood in the name of Narahari Balaku Kawade.

Thereafter it appears vide mutation entry bearing no. 1108 dt. 10/9/1941 that pursuant to the decree dt. 11/10/1939 passed in Civil Suit no. 1164/36 in favour of Chaganlal Tuljaram in respect of Rs. 690/-, the name of Narhari Balaku Kawade was entered in the owner occupier column of the 7/12 extract of entire said land as manager H.U.F. and the name of Chaganlal Tuljaram was entered in the other rights column of the 7/12 extract of the entire said land bearing S. no. 53/3, Ghorpadi, Pune.

Thereafter it appears vide mutation entry bearing no. 1485 dt. 2/6/1953 that pursuant to the application of Chaganlal Tuljaram that he had received on 2/2/1946 from Narhari Balaku Kawade with interest the decretal amount dt. 11/10/1939 passed in Civil Suit no. 1164/36 the name of Chaganlal Tuljaram was deleted from the other rights column of the 7/12 extract of the entire said land bearing S. no. 53/3, Ghorpadi, Pune.

Thereafter it appears vide mutation entry bearing no. 1606 dt. 28/4/1958 that pursuant to the decree passed for Rs. 2,500/- in Civil Suit





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no. 889/52 in favour of Faujmal Jitaji & Co., the name of said Faujmal Jitaji & Co was entered interalia in the other rights column of the 7/12 extract of the entire said land bearing S. no. 53/3, Ghorpadi, Pune showing the charge of said Faujmal Jitaji & Co. to the extent of Rs. 2,500/- upon the entire said land.

Thereafter it appears vide mutation entry bearing no. 1837 dt. 2/7/1966 that pursuant to the statement by Narhari Balaku Kawade and the owner of the firm Faujmal Jitaji & Co. to the effect that the money claim of Faujmal Jitaji & Co. was satisfied, the name of said Faujmal Jitaji & Co. was interalia deleted from the other rights column of the 7/12 extract of the entire said land bearing S. no. 53/3, Ghorpadi, Pune.

Thereafter it appears vide mutation entry bearing no. 1921 dt. 26/4/1968 that pursuant to the order of Tahsildar, Pune City dt. 24/4/1968 the endorsement appearing in the other rights column of the entire said land to the effect of showing charge of 'bail tagai, Rs. 500/- dt. 31/8/1953' was deleted since the said amount was repaid by Narhari Balaku Kawade.

Thereafter it appears from mutation entry bearing no. 2045 dt.1/1/1971 that the provisions of Maharashtra Weight and Measures Act, 1958 & the Indian Coins Act, 1956 were made applicable to the village Ghorpadi.

Thereafter it appears vide mutation entry bearing no. 2085 dt. 22/11/1972 that the said Laxman Balaku Kawade, Narhari Balaku Kawade, Dattatraya Balaku Kawade had partitioned various lands including land bearing S. no. 53/3, Ghorpadi, Pune vide registered Partition Deed dt. 18/10/1972 and according to the said partition the land bearing S. no. 53/3/1, Ghorpadi, Pune admeasuring 1 H. 18.50 Ares fell to the share of Laxman Balaku Kawade.

Thereafter it appears that various portions of lands were sold by Laxman B. Kawade as detailed below. Similarly the various transactions of sale in respect of portions of land out of the said land are mentioned below.

M.E	Date	Area	Vendor	Purchaser	Remark
2776	21/4/1992	1.5 Ares	Laxman B. Kawade	Babarao G. Shinde	Certified
2793	23/6/1992	1 Ares	Laxman B. Kawade	Purnaswami G. Trandam	Certified
2796	23/6/1992	1 Ares	Laxman B. Kawade	Dnyaneshwar K. Ghavate	Certified
2797	23/6/1992	1 Ares	Laxman B. Kawade	Ramchandra D. Bhogale	Certified
2807	6/7/1992	4 Ares	Laxman B. Kawade	Besavraj V. Kalshetty & Mustaq Ali Jafari	Certified
2948	15/10/1993	1 Ares	Laxman B. Kawade	Suresh T. Kale	Certified
3070	25/4/1994	1.5 Ares	Laxman B. Kawade	Pradip, Daniel, Pramod & Sharada S. Chakranarayan	Certified
3071	25/4/1994	1.5 Ares	Laxman B. Kawade	Maddipati S. Laxmanrao	Certified
3105	27/6/1994	1 Ares	Laxman B. Kawade	Manuti H. Raut	Certified
3112	22/7/1994	1 Ares	Laxman B. Kawade	Motina M. Francis	Certified





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3129	13/9/1994	1 Are	Laxman B. Kawade	Laxman G. Shingare & Bhiku V. Bawalekar	Certified
3147	30/9/1994	1 Are	Laxman B. Kawade	Madhukar A. Ghodake	Certified
3162	15/11/1994	1 Are	Laxman B. Kawade	Shaikh A. Kasam	Certified
3168	1/12/1994	1 Are	Laxman B. Kawade	Dnyanoba Eknath Bhangade	Certified
3181	3/1/1995	1 Are	Laxman B. Kawade	Humbirao S. Kadam & Ramdas G. Mukhekar	Certified
3189	18/1/1995	1 Are	Manub H. Raut	Dinkar S. Pharate & Hirabai Hande	Certified
3225	1/3/1995	2 Ares	Laxman B. Kawade	Anuradha M. Kelkar	Certified
3248	7/4/1995	1 Are	Laxman B. Kawade	Sunil T. Jadhav & Prakash K. Jadhav	Certified
3491	8/4/1996	1500 sq. ft.	Laxman B. Kawade	Shakuntala P. Singh	Certified
3493	15/4/1996	1 Are	Laxman B. Kawade	Narayan D. Jadhav	Certified
3627	13/9/1996	1 Are	Dinkar S. Pharate & Hirabai Hande	Coses A. Fernando, Lis B. Aawale & Mark A. Fernando	Certified
3667	17/10/1996	2 Ares	Anuradha M. Kelkar	Bharat B. Pardeshi & another	Certified
3682	20/11/1996	1.5 Ares	Laxman B. Kawade	Anthony H. Josef	Certified
3683	20/11/1996	1.5 Ares	Anthony H. Josef	Ashok T. Deokar	Certified
3685	2/12/1996	500 sq. ft.	Laxman B. Kawade	Gudul A. Singh	Certified
3686	2/12/1996	500 sq. ft.	Laxman B. Kawade	Sham S. Rai	Certified
3741	20/1/1997	1 Are	Laxman B. Kawade	Shiromansinh Ramawatar Sinh & Dinanath B. Yedav	Certified
3770	10/3/1997	1.5 Ares	Laxman B. Kawade	Chandrashekhayya & Taleleswar V. Singh	Certified
3771	10/3/1997	2 Ares	Laxman B. Kawade	Prabhakar S. Rangdal	Certified
3845	18/8/1997	2 Ares	Laxman B. Kawade	Nandu B. Jadhav & others	Certified
3849	18/8/1997	2 Ares	Nandu B. Jadhav & others	Ashok B. Jadhav	Certified
3850	18/8/1997	1 Are	Ashok B. Jadhav	Sunil B. Jadhav	Certified
3921	29/9/1997	1 Are	Laxman B. Kawade	Arjun D. Adagale	Certified
3950	3/10/1997	1 Are	Vasantrao N. Jedhe	Vijay S. Sawant	Not certified
3961	15/10/1997	2 Ares	Laxman B. Kawade	Vitthal N. Shinde	Certified
3983	24/11/1997	0.5 Are	Savendar Singh Balkindar Singh Tyagi	Rushikesh R. Singh	Cancelled
3984	24/11/1997	1 Are	Shaikhdada Shaikh Ahmad	Vasant R. Gadge & Bhagwat S. Kadam	Cancelled
4010	4/12/1997	29 Ares	Laxman B. Kawade & others	Anrudha J. Ganha & others	Certified
4039	9/1/1998	1 Are	Laxman B. Kawade	Shaikhdada Shaikh Ahmad	Certified
4040	9/1/1998	1 Are	Shaikhdada Shaikh Ahmad	Vasant R. Gadge & Bhagwat S. Kadam	Certified
4041	9/1/1998	500 sq. ft.	Vasant R. Gadge	Kubares M. Pillay	Certified
4255	4/9/1998	1 Are	Laxman B. Kawade	Vasantrao N. Jedhe	Cancelled
4258	4/9/1998	1 Are	Vasantrao N. Jedhe	Vijay S. Sawant	Cancelled
4322	4/12/1998	1 Are	Laxman B. Kawade	Vasantrao N. Jedhe	Certified
4324	4/12/1998	1 Are	Vasantrao N. Jedhe	Vijay S. Sawant	Certified
4396	5/3/1999	1 Are	Laxman B. Kawade	Smt. Maharaj A. Tunik Shaikh	Certified
4453	26/5/1999	500 sq. ft.	Manasakhan Munwarkhan	Krushnarao S. Sawant	Certified
4459	14/9/1999	1 Are	Laxman B. Kawade	Padmanathan Inga Jalam	Certified
4751	1/5/2000	1000 sq. ft.	Laxman B. Kawade	Sambhu & Arun H. Kanwar	Certified
4752	1/5/2000	1 Are	Laxman B. Kawade	Sheetal S. Sinha & Premshankar D. Sinha	Certified



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4812	15/7/2000	4 Ares	Laxman B. Kawade	Jesika M. Tanal	Certified
4852	5/8/2000	1 Are	Laxman B. Kawade	Zanna Begumsab Mohammad Shaikh	Certified
4853	5/8/2000	500 sq. ft.	Zarina Begumsab Mohammad Shaikh	Devnawwam Jhahaa & Virendrakumar Jhahaa	Certified
4864	2/9/2000	1 Are	Laxman B. Kawade	Sunwabi Yadav & Dattatwar L. Tyagi	Certified
4867	5/9/2000	2 Ares	Laxman B. Kawade	Wamanrao Dattatraya Naxadi	Certified
4902	8/9/2000	2 Ares	Laxman B. Kawade	Subhash B. Parave	Certified
4991	1/12/2000	2000 sq. ft.	Balbahador B. Pardeshi & Shobha K. Pardeshi	Sau. Mangal V. Pawar & Sau. Shakontala M. Pawar	Certified
4996	2/12/2000	1 Are	Laxman B. Kawade	Lahukhan Rajahusen Sayyad & Aaditya N. Vijaybahadursingh	Certified
4997	2/12/2000	0.5 Are	Lahukhan Rajahusen Sayyad	Kanta Kapoor	Certified
5001	2/12/2000	0.5 Are	Aaditya N. Vijaybahadursingh	Shivchandraram Laneingh	Certified
6072	3/10/2003	500 sq. ft.	Vaishali M. Gandale & other	Lingappa G. Ogale	Certified
6082	20/10/2003	04 Ares	Laxman B. Kawade	Vaishali M. Gandale & other	Certified
6253	11/8/2004	1016 sq. ft.	Mustaq Ali Jafari	Shubhangi T. Borude & Nagnath S. Borude	Certified
6256	11/8/2004	1 Are	Coos A. Fernandes, Lili B. Aawde & Mark A. Fernandes	Subhash S. Jadhav & another,	Certified
6315	29/10/2004	1 Are	Laxman B. Kawade	Baburao G. Maddewar	Certified
6463	13/8/2005	0.5 Are	Laxman B. Kawade	Raju R. Galkwad	Cancelled
6464	23/6/2005	0.5 Are	Vaishali M. Gandale & other	Mallappa S. Majadum	Certified
6465	23/6/2005	0.5 Are	Mallappa S. Majadum	Suman N. Ghorpade	Certified
6532	25/10/2005	1 Are	Laxman B. Kawade	Devdas A. Joseph	Certified
6533	25/10/2005	1 Are	Devdas A. Joseph	Shrinwas N. Ramawatar	Certified
6511	12/1/2006	0.5 Are	Humbirao S. Kadam	Keru Dadu Waghmare	Certified
6620	20/1/2006	185.86 sq. mts.	Jasitha Maskarenhas.	Vilas R. Jambhale & Nilima V. Jambhale	Certified
6634	21/1/2006	2.66 sq. mts	Laxman B. Kawade	Usha P. Pardeshi	Certified
6635	21/1/2006	3.34 sq. mts.	Laxman B. Kawade	Usha P. Pardeshi	Certified
6711	26/4/2006	50.55 sq. mts.	Keru Dadu Waghmare	Prabhakar G. Kadam	Certified
6756	19/7/2006	1 Are	Jasitha Maskarenhas	Raju P. Gupta	Certified
6840	3/10/2006	0.5 Are	Laxman B. Kawade	Raju R. Galkwad	Certified
6887	15/12/2006	500 sq. ft.	Rajkumar R. Pawar	Ambadas B. Shinde & Babasaheb S. Thube	Certified
7176	15/12/2007	500 sq. ft.	Vilas R. Jambhale & another	Jayprakash G. Chaudhary	Certified
7219	25/1/2008	0.5 Are	Dinanath B. Yadav	Vishwanath Bidesingh	Certified
7246	1/3/2008	500 sq. ft.	Vilas R. Jambhale & other	Jayprakash G. Chaudhary	Certified
7247	1/3/2008	500 sq. ft.	Vilas R. Jambhale & other	Sitaram M. Deore	Certified
7280	3/7/2008	419 sq. ft.	Vilas R. Jambhale & other	Suresh H. Pujari	Certified
7350	4/11/2008	1 Are	Laxman B. Kawade	Sau. Nandini A. Kalaskar	Certified
7383	11/8/08	1 Are	Nandini A. Kalaskar	Baburao D. Gadage	Certified
7384	18/11/2008	500 sq. ft.	Baburao D. Gadage	Wamanrao B. Borule	Certified
7385	18/11/2008	500 sq. ft.	Wamanrao B. Borule	Balaji S. Borule	Certified





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7388	3/12/2008	50 sq. mt.	Zarinabegum Sabu Mohamad Shaikh	Maharajsinh D. Rajput	Certified
7413	3/2/2009	37.73 sq. mt.	Vaishali M. Gandale & other	Manojkumar Singh Ragunatha	Certified
7420	10/2/2009	255 sq. ft.	Madipati Satyanarayan Laxmanrao	Nagarbai Sukhadeo Shivsharan	Certified
7454	15/6/2009	270 sq. ft.	Madipati Satyanarayan Laxmanrao	Sachin P. Khandale & other	Certified
7468	6/7/2009	0.5 Are	Satendarsingh B. Tyagi	Rushikesh R. Singh	Certified
7481	22/7/2009	354 sq. ft.	Mustaq Ali Jafari	Subbaraidu Murti	Certified
7518	16/11/2009	0.5 Are	Raju Raghu Gaiwad	Dimp D. Ghode	Certified
7643	24/5/2010	39 Ares	Aniruddha J. Gandha & others	M/s. Kakade Mane Associates	Certified
7706	13/9/2010	500 sq. ft.	Madipati Satyanarayan Laxmanrao	Suresh M. Power & other	Certified
7733	7/12/2010	908 sq. ft.	Shubhangi T. Borule	Nagnath S. Borule	Certified
7775	19/3/2011	500 sq. ft.	Vilas R. Jambhale & other	Seema L. Vadar & Sandhya S. Bhovi	Certified
7997	7/12/2011	696 sq. ft.	Vaishali M. Gandale	Shashikala G. Hasnale	Certified
7998	7/12/2011	696 sq. ft.	Shashikala G. Hasnale	Sanjay K. More & Santosh K. More	Certified
8013	4/1/2012	1.5 Ares	Vaishali Gandale, Suhel Gandale	Dagadu R. Shinde & others	Certified
8260	2/1/2013	591 sq. ft.	Jasmita Maskarenhas	Narayan R. Gopati	Certified
8261	2/1/2013	298.5 sq. ft.	Narayan R. Gopati	Kalari Subbaya	Certified
8311	10/4/2013	295.5 sq. ft.	Narayan R. Gopati	Vaishali Reddy	Certified
8448	18/10/2013	1500 sq. ft.	Shakuntala P. Singh	Rajendar Singh, Ramni Singh	Certified
8519	30/1/2014	250 sq. ft.	Nagarbai Shivsharan	Laxmi Gawandi	Certified
8672	1/12/2015	500 sq. ft.	Madipati S. Laxmanrao	Ish Hanuman Hirakerut, Parashuram Pujan	Certified
9128	7/1/2018	29.69 sq. mtrs.	Laxmi Maruti Gawandi	Ravi Maruti Power	Certified
9142	9/1/2018	139.35 sq. mtrs.	Rajendar Pyrelal Singh, Ramni Rajendar Singh	Radha Ravi Dandoli	Certified
9153	11/1/2018	50 sq. mtrs.	Prakash K. Jadhav	Atal Miyasab Hadole, Tahirbhai Miyasab Hadole	Certified

Thereafter it appears vide mutation entry no. 3041 dt. 10/2/1994 that Suresh Tukaram Kale had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 40,000/- received on 2/2/1994 against the security of land admeasuring 1 Are out of the said land and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Suresh Tukaram Kale in the said land.

Thereafter it appears vide mutation entry no. 3204 dt. 23/2/1995 that Ramdas Gopal Mukhekar had taken a loan from Sadhana Sahakari Bank, Ghorpadigaon branch, Pune of Rs. 25,000/- on 25/1/1995 against the security of his land admeasuring 0 H. 1 Are in the said land and accordingly the name of the said Sadhana Sahakari Bank, Ghorpadigaon branch, Pune





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was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the share of Ramdas Gopal Mukhekar in the said land.

Thereafter it appears vide mutation entry no. 3410 dt. 11/12/1995 that Prakash Krishna Jadhav had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 90,000/- received on 11/12/1995 against the security of land admeasuring 1 Are and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Prakash K. Jadhav in the said land.

Thereafter it appears vide mutation entry no. 3895 dt. 26/9/1997 that Laxman Balku Kawade had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 1,80,000/- received on 23/8/1997 against the security of land admeasuring 0 H. 40 Ares and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land admeasuring 0 H. 40 Ares of Laxman Balku Kawade in the said land.

Thereafter it appears vide mutation entry no. 4156 dt. 6/5/1998 that Suresh Tukaram Kale had repaid the loan amount of Rs. 40,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadi branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank which was entered vide mutation entry 3041 was deleted from the other rights column of the said land. It further appears that the said Suresh T. Kale had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 40,000/- received on 5/5/1998 against the security of land admeasuring 0 H. 1 Are and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Suresh T. Kale in the said land.

Thereafter it appears vide mutation entry no. 4352 dt. 7/1/1999 that Ramdas Gopal Mukhekar had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 1,20,000/- received on 6/1/1999 and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that





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effect upon the share of Ramdas Gopal Mukhekar in the said land upon the land of Ramdas G. Mukhekar in the said land.

Thereafter it appears vide mutation entry no. 4376 dt. 19/1/1999 that Ramdas Gopal Mukhekar had repaid the loan amount of Rs. 25,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadi branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the other rights column of the said land.

Thereafter it appears vide mutation entry no. 4419 dt. 9/3/1999 that Vijay Sonu Sawant had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Hadapsar, Ghorpadigaon branch, Pune of Rs. 1,50,000/- received on 9/3/1999 against the security of land admeasuring 1 Are out of the said land and accordingly the name of the said Sadhana Sahakari Bank Ltd., Hadapsar, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Vijay Sonu Sawant in the said land.

Thereafter it appears vide mutation entry no. 4492 dt. 9/8/1999 that the Basavraj Vishwanath Kalshetty & Mushtaq Ali Jafari had vide registered Partitioned Deed dt. 22/12/1989 registered with the Sub registrar, Haveli no. 2 at sr. no. 19316/89 had partitioned the 0 H. 4 Ares of land purchased by both of them out of the said land and according to the said partition Basavraj Vishwanath Kalshetty was allotted 0 H. 01 Are of land and Mushtaq Ali Jafari was allotted 0 H. 03 Are of land and accordingly the 7/12 extract was amended to that effect.

Thereafter it appears vide mutation entry bearing 4512 dated 11/8/1999 that the owner Laxman Balaku Kawade had executed a Sale Deed dt. 8/1/1996 in favour of Govindi J. Thapa in respect of built-up premises admeasuring 220 sq. ft. situated upon the said land and accordingly the name of Govindi J. Thapa was entered upon the 7/12 extract of the said land in respect of the said premises.

Thereafter it appears vide mutation entry bearing 4513 dated 11/8/1999 that the owner Laxman Balaku Kawade had executed a Sale Deed dt. 7/12/1996 in favour of Jaswant Singh Thapa in respect of built-up premises admeasuring 160 sq. ft. situated upon the said land and accordingly the name of Jaswant Singh Thapa was entered upon the 7/12 extract of the said land in respect of the said premises.

Thereafter it appears vide mutation entry no. 4563 dt. 24/11/1999 that Suresh Tukaram Kale had repaid the loan amount of Rs. 40,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune as was evident from the letter of the said bank to that effect and





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accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 4581 dt. 7/12/1999 that the owner Narayan Dhondiba Jadhav had expired on 17/8/1999 leaving behind him his legal heirs viz. sons Dattatraya, Sanjay, Rajendra Narayan Jadhav and daughter Sunita Santosh More and widow Smt. Sitabai Narayan Jadhav and accordingly the names of Dattatraya, Sanjay, Rajendra Narayan Jadhav and Sunita Santosh More and Smt. Sitabai Narayan Jadhav were entered upon the 7/12 extract of the said land and the name of Narayan Dhondiba Jadhav was deleted from the 7/12 extract of the said land.

Thereafter it appears from the 7/12 extract of the said land that vide mutation entry no. 4626 the name of Raghunath Pawar was entered upon the 7/12 extract of the said land in respect of land admeasuring 1 Are out of the said land. However on verification of mutation entry bearing no. 4626 it appears that the same pertains to another land and not the said land.

Thereafter it appears from the 7/12 extract of the said land that vide mutation entry no. 4771 the names of Shila Shankar Sinha and Shankar Raviprasad Sinha were entered upon the 7/12 extract of the said land in respect of land admeasuring 1000 sq. ft. out of the said land. However on verification of mutation entry bearing no. 4771 it appears that the same pertains to another land and not the said land.

Thereafter it appears vide mutation entry no. 4849 dt. 3/8/2000 that Prakash Krishna Jadhav had repaid the loan amount of Rs. 90,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 5106 dt. 14/2/2001 that Ashok Tatyaba Deokar had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 2,00,000/- received on dt.13/2/2001 and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Ashok Tatyaba Deokar in the said land.

Thereafter it appears vide mutation entry no. 5154 dt. 16/3/2001 that Dadarao Gulabrao Shinde had executed a mortgage in favour of Pune Cantonment Sahakari Bank, Camp branch, Pune of Rs. 1,50,000/- received on dt.26/2/2001 and accordingly the name of the said Pune Cantonment Sahakari Bank, Camp branch, Pune was entered in the other rights column.





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of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Dadarao Gulabrao Shinde in the said land.

Thereafter it appears vide mutation entry no. 5171 dt. 29/3/2001 that the owner Dnyanoba Eknath Pagande had expired on 13/12/2000 leaving behind him his legal heirs viz. daughter Surekha Dnyanoba Pagande and widow Hitabai Dnyanoba Pagande and accordingly the names of Surekha Dnyanoba Pagande and Hitabai Dnyanoba Pagande were entered upon the 7/12 extract of the said land and the name of Dnyanoba Eknath Pagande was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 5567 dt. 27/2/2002 that the owner Wamanrao Dattatraya Nakadi had expired on 15/9/1996 leaving behind him his legal heirs viz. sons Deepak, Vijay, Mahesh & Vivek Wamanrao Nakadi and widow Bhagili Wamanrao Nakadi and accordingly the names of Deepak, Vijay, Mahesh & Vivek Wamanrao Nakadi and Bhagili Wamanrao Nakadi were entered upon the 7/12 extract of the said land and the name of Wamanrao Dattatraya Nakadi was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 5646 dt. 22/5/2002 that Uma Raghunath Pawar had executed a Gift Deed dt. 22/5/2002 registered at sr. no. 2217/02 in favour of Rajkumar Raghunath Pawar in respect of land admeasuring 0 H. 0.5 Are out of the said land and accordingly the name of Rajkumar Raghunath Pawar was entered in the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 5754 dt. 21/8/2002 that Trawadan Punnaswami Mujuswami had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 2,00,000/- received on dt. 21/8/2002 and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Trawadan Punnaswami Mujuswami in the said land.

Thereafter it appears vide mutation entry no. 5863 dt. 1/11/2002 that Suresh Tukaram Kale had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 1,60,000/- received on 25/10/2002 against the security of land admeasuring 1 Are and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Suresh Tukaram Kale in the said land.





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Thereafter it appears vide mutation entry no. 5931 dt. 14/2/2003 that Vijay Sonu Sawant had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune of Rs. 3,25,000/- received on dt. 3/2/2003 and accordingly the name of the said Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Vijay Sonu Sawant in the said land.

Thereafter it appears vide mutation entry no. 6030 dt. 23/7/2003 that the owner Laxman Balaku Kawade had expired on 18/4/2002 leaving behind him his legal heirs viz. sons Sambhaji Laxman Kawade, Chandrakant Laxman Kawade, daughters Kausalya Mahadev Gophane & Kamal Sahebrao Parande and widow Krishnabai Laxman Kawade and heirs of pre-deceased son Vasant viz. Kamal Vasant Kawade, Sandeep Vasant Kawade, Vijaya Anil Nangude, Rajashree Kiran Ghule and accordingly their names were entered upon the 7/12 extract of the said land and the name of Laxman Balaku Kawade was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6311 dt. 25/10/2004 that pursuant to order dt. 26/10/2004 of Tahsildar, Pune City the survey number of said land was changed from S. no. 53/3/1, Ghorpadi, Pune to S. no. 53/3A, Ghorpadi, Pune.

Thereafter it appears vide mutation entry no. 6359 dt. 10/1/2005 that Tukaram Subhashrao Borude & Shubhangi Tukaram Borude had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Hadapsar, Ghorpadigaon branch, Pune of Rs. 2,00,000/- received on dt. 10/1/2005 and accordingly the name of the said Sadhana Sahakari Bank Ltd., Hadapsar, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract showing the charge of the said bank to that effect upon the land of Tukaram Subhashrao Borude & Shubhangi Tukaram Borude in the said land.

Thereafter it appears vide mutation entry no. 6430 dt. 20/4/2005 that Laliteshwar @ Tallameshwar V. Singh had executed a mortgage in favour of Sadhana Sahakari Bank Ltd., Hadapsar, Ghorpadigaon branch, Pune of Rs. 2,00,000/- received on dt. 20/4/2005 against the security of land admeasuring 750 sq. ft. and accordingly the name of the said Sadhana Sahakari Bank Ltd., Hadapsar, Ghorpadigaon branch, Pune was entered in the other rights column of the 7/12 extract showing the charge of the said bank to that effect upon the land admeasuring 750 sq. ft. of Laliteshwar @ Tallameshwar V. Singh in the said land.





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Thereafter it appears vide mutation entry bearing 6584 dated 17/12/2005 that the owners Deepak W. Nakadi & others had executed a Partition Deed dt. 16/12/2005 registered at sr. no. 8053/05 in respect of land admeasuring 0H. 02 Ares in the said land and pursuant to the said partition deed 1. Deepak W. Nakadi was allotted land admeasuring 0 H. 1 Are 2. Vijay W. Nakadi was allotted land admeasuring 0 H. 0.5 Are 3. Vivek W. Nakadi was allotted land admeasuring 0 H. 0.5 Are and accordingly the names of Deepak W. Nakadi, Vijay W. Nakadi, Vivek W. Nakadi were entered upon the 7/12 extract of the said land in respect of their respective shares aforesaid. Vide the said mutation entry it further appears that Mahesh W. Nakadi & Bhagirathi W. Nakadi had already surrendered their share in the said land and therefore their names were deleted upon the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6587 dt. 23/12/2005 that Suresh Tukaram Kale had repaid the loan amount of Rs. 1,60,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadi branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6791 dt. 28/8/2006 that Vijay Sonu Sawant had repaid the loan due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6832 dt. 20/9/2006 that the owner Sambhaji Laxman Kawade had expired on 7/3/2006 leaving behind him his legal heirs viz. sons Sachin Sambhaji Kawade & Prashant Sambhaji Kawade, daughter Suwarna Naresh Gophane and widow Smt. Lila Sambhaji Kawade and accordingly their names were entered upon the 7/12 extract of the said land and the name of Sambhaji Laxman Kawade was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6872 dt. 17/11/2006 that Vijay Sonu Sawant had taken a loan from The Saraswat Co-op. Bank Ltd., F. C. Road branch, Pune of Rs. 13,50,000/- on 16/11/2006 and accordingly the name of the said The Saraswat Co-op. Bank Ltd., F. C. Road branch, Pune was entered in the other rights column of the 7/12 extract showing the charge of the said bank to that effect upon the land of Vijay Sonu Sawant in the said land.

Thereafter it appears vide mutation entry no. 6873 dt. 18/11/2006 that Raju Pramod Gupta had taken a loan from Sadhana Sahakari Bank





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Ltd., Ghorpadi branch, Pune of Rs. 5,00,000/- on 18/11/2006 and accordingly the name of the said Sadhana Sahakari Bank Ltd., branch Ghorpadi, Pune was entered in the other rights column of the 7/12 extract showing the charge of the said bank to that effect upon the land of Raju Pramod Gupta in the said land.

Thereafter it appears vide mutation entry no. 7423 dt. 13/2/2009 that the owner Vasant Baban Pal had expired on 17/12/2001 leaving behind him his legal heirs viz. sons Manoj & Vinod Vasant Pal, daughters Nirmladevi Kailas Pal & Urmila Subhash Pal and widow Pyaridevi Vasant Pal and accordingly their names were entered upon the 7/12 extract of the said land and the name of Vasant Baban Pal was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 7434 dt. 12/5/2009 that Balaji Shivajirao Borole had taken a loan from Purnyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune of Rs. 2,50,000/- and accordingly the name of the said Purnyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Balaji Shivajirao Borole in the said land.

Thereafter it appears vide mutation entry no. 7508 dt. 30/10/2009 that Maharajsinh Dhunusinh Rajput had executed a mortgage in favour of Pune Cantonment Sahakari Bank Ltd., Mundhwa branch, Pune of Rs. 2,00,000/- received on dt. 30/10/2009 against the security of land admeasuring 50 sq. mts. out of the said land and accordingly the name of the said bank was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said bank to that effect upon the land of Maharajsinh Dhunusinh Rajput in the said land.

Thereafter it appears vide mutation entry no. 7531 dt. 8/12/2009 that Ashok Tatyaba Deokar had repaid the loan amount of Rs. 2,00,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 7696 dt. 3/9/2010 that Shubhangi Tukaram Borule & Tukaram Subhashrao Borule had repaid the loan amount of Rs. 2,00,000/- due and payable by them to Sadhana Sahakari Bank Ltd., Ghorpadigaon branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.





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Thereafter it appears vide mutation entry no. 7734 dt. 7/12/2010 that in lieu of Rs. 14,00,000/- received as loan, Nagnath Shivaji Borule had executed a Mortgage Deed dt. 20/10/2010 registered with the Sub-registrar, Haveli no. 6 at sr. no. 9126/10 in favour of Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune in respect of his land in the said land and accordingly the name of the said Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Nagnath Shivaji Borule in the said land.

Thereafter it appears vide mutation entry no. 7945 dt. 5/10/2011 that Raju P. Gupta had repaid the loan amount of Rs. 5,00,000/- due and payable by him to Sadhana Sahakari Bank Ltd., Ghorpadi branch, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 7976 dt. 17/11/2011 that the owner Punnaswami Travdan had expired on 10/7/2010 leaving behind him his legal heirs viz. widow Vimal P. Travdan, son Anandraj P. Travdan and daughters Rekha Satish Kumar, Surekha P. Aawadni and Priya P. Travdan and accordingly their names were entered upon the 7/12 extract of the said land and the name of Punnaswami Travdan was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 8405 dt. 21/8/2013 that Santosh Bhovi, Sandhya Bhovi & Seema Vadar had taken a loan from Punyanagari Nagari Patsanstha Maryadit, Ghorpadi of Rs. 6,00,000/- against the security of their land in the said land and accordingly the name of Punyanagari Nagari Patsanstha Maryadit was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Santosh Bhovi, Sandhya Bhovi & Seema Vadar in the said land.

Thereafter it appears vide mutation entry no. 8501 dt. 23/1/2014 that Subbaraidu Murti and Venkatasubhama S. Murti had taken a loan from Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune of Rs. 3,50,000/- and accordingly the name of the said Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Subbaraidu Murti and Venkatasubhama S. Murti in the said land.





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Thereafter it appears vide mutation entry no. 8545 dt. 22/4/2014 that Balaji Borule had repaid the loan amount of Rs. 2,50,000/- due and payable by him to Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune as was evident from the letter of the said Patsanstha to that effect and accordingly the name of the said Patsanstha was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 8552 dt. 23/4/2014 that the owner Dnyaneshwar Kushaba Ghawate had expired on 24/9/2013 leaving behind him his legal heirs viz. sons Dattatraya D. Ghawate, Anil D. Ghawate, daughters Sunita Pandit Gargote, Sangita Pravin Gavhane and widow Smt. Suman D. Ghawate and accordingly the names of Dattatraya D. Ghawate, Anil D. Ghawate, Sunita Pandit Gargote, Sangita Pravin Gavhane and Smt. Suman D. Ghawate were entered upon the 7/12 extract of the said land and the name of Dnyaneshwar Kushaba Ghawate was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 8553 dt. 23/4/2014 that Sunita Pandit Gargote and Sangita Pravin Gavhane by registered Release Deed dt. 1/11/2013 had released all their share interalia in the said land in favour of Dattatraya D. Ghawate, Anil D. Ghawate and Smt. Suman D. Ghawate and accordingly the names of Sunita Pandit Gargote, Sangita Pravin Gavhane were deleted from the 7/12 extract interalia of the said land.

Thereafter it appears vide mutation entry no. 8573 dt. 22/5/2014 that Balaji S. Borole & Mangala B. Borole had taken a loan from Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune of Rs. 5,00,000/- and accordingly the name of the said Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Balaji S. Borole & Mangala B. Borole in the said land.

Thereafter it appears vide mutation entry no. 8636 dt. 20/9/2014 that Santosh More & Sanjay More had taken a loan from Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune of Rs. 10,00,000/- and accordingly the name of the said Punyanagari Nagari Sahakari Patsanstha Ltd., Ghorpadi branch, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said Patsanstha to that effect upon the land of Santosh More & Sanjay More in the said land.

Thereafter it appears vide mutation entry no. 8778 dt. 26/6/2015 that Prakash Jadhav had repaid the loan amount of Rs. 1,85,000/- due and payable by him to Sdhana Sahakari Bank, Hadapsar branch, Pune as was





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evident from the letter of the said bank to that effect and accordingly the name of the said bank was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 9014 that pursuant to the order dt. 23/06/18 of the Tahsildar, Pune certain corrections were carried out in the computerised 7/12 extract interalia of the said land which were in variance to the handwritten 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 9086 dt. 27/12/2017 that Suresh Tukaram Kale had taken a loan from The Pune Posts & Telecom Co-operative Credit So. Ltd., Sadashiv Peth, Pune of Rs. 9,00,000/- and accordingly the name of the said The Pune Posts & Telecom Co-operative Credit So. Ltd., Sadashiv Peth, Pune was entered in the other rights column of the 7/12 extract of the said land showing the charge of the said society to that effect upon the land of Suresh Tukaram Kale in the said land.

Thereafter it appears vide mutation entry no. 9088 dt. 27/12/2017 that as per the Tahsildar order dt. 17/11/2017 the name of Baburao Subhash Parne as per mutation entry 4902 has been corrected to Subhash Baburao Parve

Thereafter it appears vide mutation entry no. 9185 dt. 8/2/2018 that Subba Naidu Murti had repaid the loan amount of Rs. 3,50,000/- due and payable by him to Ramchandradada Kawade Punyanagari Sahakari Patsanstha Maryadit, Ghorpadi, Pune as was evident from the letter of the said bank to that effect and accordingly the name of the said Patsanstha was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 9191 dt. 27/2/2018 that Sachin Pandurang Khandagale had gifted land admeasuring 12.54 sq. mtrs. out of the said land to Swati Sachin Khandagale vide Gift Deed dt. 26/12/2017. As on today it appears that land admeasuring 0 H. 39 Ares out of the said land stands in the name of M/s Kakade Mane Associates as an owner/occupier thereof. However on the computer 7/12 the said area is erroneously shown as 390 sq. mtrs. instead of 3900 sq. mtrs. and requires to be corrected to 3900 sq. mtrs.

It further appears from the copy of Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Haveli no. 13 executed by M/s. Kakade Mane Associates in favour of M/s. Kundan Ventures in respect of the said land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares, that the said owner had conveyed the said land to and/or in favour of M/s. Kundan Ventures. The 7/12 extract in respect of the said land has been





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cancelled since the year 2018 and the said land admeasuring 0 H. 30 Ares is thereafter referred to as lands bearing C.T.S. no. 466, Ghorpadi, Pune admeasuring 2102 sq. mtrs. and C.T.S. no. 467, Ghorpadi, Pune admeasuring 1798 sq. mtrs. and accordingly the name of M/s. Kundan Ventures was entered upon the property card of the said lands vide entry dt. 23/11/2021.

Thereafter it appears that M/s. Kundan Ventures was converted into an L.L.P. and as per the certificate of Register of Company dt. 15/3/2021 it appears that the said firm was converted into Venturespro Projects L.L.P. and accordingly the name of Venturespro Projects L.L.P. was entered upon and the name of M/s. Kundan Ventures was deleted from the property card of the said lands vide entry dt. 22/4/2022.

It further appears that M/s. Venturespro Projects L.L.P. vide Mortgage dt. 29/7/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 13567/21 as corrected by Deed of Rectification dt. 9/9/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 16019/21 had against the security of land admeasuring 14,632.21 sq. mtrs. out of the said lands had obtained loan from State Bank of India and accordingly entry dt. 24/5/2022 showing the charge of the said bank was entered upon the property card of the said lands.

It further appears that M/s. Venturespro Projects L.L.P. vide Deed of Simple Mortgage dt. 2/11/2023 registered with the Sub registrar, Haveli no. 11 at sr. no. 25625/23 against the security interalia of the said lands had obtained loan from Tata Capital Housing Finance Ltd.

In the circumstances, M/s. Venturespro Projects L.L.P. is the owner of the said lands bearing C.T.S. no. 466, Ghorpadi, Pune admeasuring 2102 sq. mtrs. and C.T.S. no. 467, Ghorpadi, Pune admeasuring 1798 sq. mtrs. as an owner/occupier thereof.

## 2. SEARCH OF 30 YEARS OF SAID LANDS SINCE YEAR 1990.

In addition to the examination of the documents referred to by me as aforesaid, I have also taken the search of Index II registers kept at the office of the Sub-Registrar, Haveli nos. 1 and 2 since the year 1990 upto September, 1991 and Sub registrar Haveli no. 11 since October 1991 upto 10/1/2012 and since January, 2012 upto December, 2017 in common computer search room in respect of the said lands and I had submitted my Search Report dt. 10/1/2012, Supplementary Search Report dt. 28/5/2013 and 11/8/2018 to that effect. I have taken further search since the year 2018 till 12/9/2019 at the government site [www.igrmaharashtra](http://www.igrmaharashtra) in respect of the





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said lands and the necessary charges for the said inspection have been paid by me to the Sub registrar, Haveli no. 10 on 29/8/2019 vide receipt bearing no. MH005782238201920E. I have taken further search since the year 2019 till 25/9/2020 at the government site www.igrmaharashtra in respect of the said lands and the necessary charges for the said inspection have been paid by me to the Sub registrar, Haveli no. 10 on 20/9/2020 vide receipt bearing no. MH004552618202021E. I have taken further search since the year 2020 till 31/12/2021 at the government site www.igrmaharashtra in respect of the said lands and the necessary charges for the said inspection have been paid by me to the Sub registrar, Haveli no. 10 on 9/12/2021 vide receipt bearing nos. MH009928560202122E and MH009810658202122E. I have taken further search since the year 2022 till 16/1/2023 at the government site www.igrmaharashtra in respect of the said lands and the necessary charges for the said inspection have been paid by me to the Sub registrar, Haveli no. 10 on 13/1/2023 vide receipt bearing nos. MH013686264202223E, MH013685978202223E, MH013686559202223E and MH013685638202223E. I have taken further search since 1/1/2023 till 18/12/2023 at the government site www.igrmaharashtra in respect of the said lands and the necessary charges for the said inspection have been paid by me to the Sub registrar, Haveli no. 1 on 18/12/2023 vide receipt bearing no. MH012583606202324E.

It appears from the said search that besides the mortgage deeds mentioned in clause 3(d) hereinafter, there is no adverse entry found by me pertaining to the aforesaid lands to which M/s. Venturespro Projects L.L.P. is entitled to as aforesaid and all the said search reports form part and parcel of this report.

### 3. ANY OTHER REVELVANT TITLE –

a. It appears from the copy of the Joint Venture Agreement dated 14/02/13 registered at sr. no. 1301/13 with Sub registrar, Haveli no. 13 that M/s. Kakade Mane Associates and M/s. Kundan Ventures have entered into the said agreement for joint development of the said lands being 1. Land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares and 2. Land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares and 3. Land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.





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b. It appears from the copy of Supplementary Agreement dt. 9/7/2014 registered with the Sub registrar, Haveli no. 13 at sr. no. 4804/14 executed between M/s. Kakade Mane Associates and M/s. Kundan Ventures that certain terms of the Joint Development Agreement dt. 14/2/2013 are modified vide the said Supplementary Agreement dt. 9/7/2014.

c. It appears from the certificate dt. 17/4/2013 issued by Advocate Miss Kinkar Surekha that she had not received any objection to the public notice issued by her in daily Prabhat on 06/12/2012 for verifying the title of M/s. Kakade Mane & Associates to the lands being 1. Land admeasuring 0 H. 30 Ares out of land bearing S no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares and 2. Land admeasuring 0 H. 39 Ares out of land bearing S no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares and 3. Land bearing S no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.

d. It appears from the search of Index II registers that M/s. Kundan Ventures had created a Mortgage dt. 12/3/2018 in respect of the said lands in favour of State Bank of India which is registered with the Sub registrar, Haveli no. 1 at sr. no. 2091/18 and which charge is released by State Bank of India vide Deed of Re-conveyance/Release dt. 28/7/2021 registered with the Sub registrar, Haveli no. 11 at sr. no. 11171/21. It further appears from the search of Index II registers that M/s. Kundan Ventures has entered into a Facility Agreement Cum Mortgage Deed dt. 18/10/2019 in respect of the said lands in favour of Prachay Capital Pvt. Ltd. which is registered with the Sub registrar, Haveli no. 23 at sr. no. 21415/19 and which charge is released by Prachay Capital Pvt. Ltd. vide Deed of Re-conveyance/Release dt. 22/7/2021 registered with the Sub registrar, Haveli no. 10 at sr. no. 15704/21. It further appears that M/s. Venturespro Projects L.L.P. vide Mortgage dt. 29/7/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 13567/21 as corrected by Deed of Rectification dt. 9/9/2021 registered with the Sub registrar, Haveli no. 23 at sr. no. 16019/21 had against the security of land admeasuring 14,632.21 sq. ft. out of the said lands had secured loan from State Bank of India. It appears from the copy of Deed of Reconveyance/Release dt. 1/11/2023 registered with the Sub registrar, Haveli no. 11 at sr. no. 25527/23 that State Bank of India has released its charge to and/or upon the said lands. It is however necessary to get deleted the entry of charge of State Bank of India shown upon the property card of the said lands.

It further appears that M/s. Venturespro Projects L.L.P. vide Deed of Simple Mortgage dt. 2/11/2023 registered with the Sub registrar, Haveli no. 11 at sr. no. 25625/23 against the security interalia of the said four lands





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had obtained loan from Tata Capital Housing Finance Ltd. The present report is subject to the charge of Tata Capital Housing Finance Ltd. under the terms of the said Deed of Simple Mortgage dt. 2/11/2023 aforesaid to and/or upon the said lands and the compliance by M/s. Venturespro Projects L.L.P. of the terms and conditions mentioned therein.

e. It appears from the copy of the Sale Deed dated 22/5/2019 registered at sr. no. 7075/19 with the Sub registrar, Haveli no. 13 that M/s. Kakade Mane Associates and Trimbak Vithoba Kawade and others had conveyed in favour of M/s. Kundan Ventures all their rights in the lands being 1. Land admeasuring 0 H. 30 Ares out of land bearing S. no. 53/2, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 0 H. 91 Ares and 2. Land admeasuring 0 H. 39 Ares out of land bearing S. no. 53/3A, Ghorpadi, Tal. Pune City, District Pune totally admeasuring 1 H. 18.5 Ares and 3. Land bearing S. no. 53/1B, Ghorpadi, Tal. Pune City, District Pune admeasuring 0 H. 81 Ares.

f. The Pune Municipal Corporation has sanctioned the building plan of the buildings to be constructed upon the said lands vide Commencement Certificate bearing no. CC/1276/11 dt. 5/7/2011 which has been revised by Commencement Certificate bearing no. CC/4242/15 dt. 23/3/2016, CC/1670/17 dt. 5/10/2017, CC/1872/18 dt. 19/9/2018, CC/1218/19 dt. 27/8/2019, CC/0316/20 dt. 6/8/2020 and CC/2667/21 dt. 7/12/2021.

g. The permission for non-agricultural use of the aforesaid lands is granted by the Collector, Pune vide Order dt. 30/11/2011 bearing no. PMH/NA/SR/1035/11.

h. It appears from the copy of the registration certificate dt. 4/8/2017 issued by the Maharashtra Real Estate Regulatory Authority that the Phase I upon the said lands aforesaid is sanctioned by the said authority vide registration no. P52100003139. The certificate however wrongly mentions the village as Hadapsar instead of Ghorpadi and therefore requires to be corrected to that effect. It appears from the copy of the registration certificate dt. 25/8/2019 issued by the Maharashtra Real Estate Regulatory Authority that the Phase II upon the said lands aforesaid is sanctioned by the said authority vide registration no. P52100021956.

#### 4. LITIGATIONS IF ANY –

I have been informed by M/s. Venturespro Projects L.L.P. that Sunil Dnyanoba Kawade and others have filed Regular Civil Suit no. 3603/12 (old Special Civil Suit no. 288/1998) against Vithoba Nivrutti Kawade and others in the Court of Civil Judge, Sr. Division, Pune which is pending regarding





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alleged encroachment of land admeasuring 0H. 05 Ares of their ownership out of the land bearing S. no. 53/2, Ghorpadi, Pune by the Defendants therein. From the certified copy of the plaint of the said suit it appears that the plaintiffs have alleged in the said suit that the defendants therein have encroached upon a portion of land admeasuring 0 H. 05 Ares as mentioned in the suit. It further appears from the contents of the said plaint that in support of their contention of alleged encroachment the Plaintiffs in the said suit have alongwith list at Exh. 3 attached a sketch/map showing the alleged encroachment. It further appears from the contents of the plaint that no government demarcation showing the alleged encroachment as alleged by the plaintiffs in the said suit is filed on record which clearly vitiates the claim of the plaintiffs in the said suit and prima facie creates doubt about the plaintiff's allegation of alleged encroachment in the said suit by the Defendants. However, I make it abundantly clear that the present prima facie opinion given by me was and is always subject to the final decision in the said R.C.S. no. 3603/12.

Thus based upon the documents forwarded to me and referred to by me as aforesaid in respect of the said lands and search taken as aforesaid and subject to the observations and terms and conditions of Deed of Simple Mortgage dt. 2/11/2023 aforesaid and charge of Tata Capital Housing Finance Ltd. thereunder interalia upon the said lands, I am of the opinion that the title of M/s. Venturespro Projects L.L.P. to 1. Land bearing C.T.S. no. 465, Ghorpadi, Pune admeasuring 3,000 sq. mtrs., 2. Lands bearing C.T.S. no. 466, Ghorpadi, Pune admeasuring 2102 sq. mtrs. and C.T.S. no. 467, Ghorpadi, Pune admeasuring 1798 sq. mtrs. and 3. Land bearing C.T.S. no. 464/B, Ghorpadi, Pune admeasuring 8,100 sq. mtrs. is clear, marketable and free from encumbrances and M/s. Venturespro Projects L.L.P. subject to aforesaid has full right and authority to develop the said lands and sell the units therein.

Advocate.

