



Rupali Palve
L.L.B, L.L.M.
ADVOCATE
9146190585

**F1205, Yashvin CHSL, Mahadev Nagar,
Vibgyor School road, Sus, Pune**

FORMAT - A
(Circular No.: 28/2021)

To,
MAHA RERA,
MAHARASHTRA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcels of (1) land admeasuring **00 Hectare= 86 Ares** out of land admeasuring 01 Hectare= 04 Ares (2) land admeasuring **01 Hectare= 60 Ares** and (3) land admeasuring **01 Hectare= 60 Ares** bearing Survey No 45 CTS No 1983(P), 1984, 1985, 1986, 1987 Hissa No. 45/3, 45/4, 45/5, situated at Village Mundhwa, Tal. Pune City, Dist. Pune (hereinafter collectively referred to as the "said Property").

1. I have investigated the title of the said Property on the request of **M/S.MANTRA SKYHOMES PRIVATE LIMITED (FORMERLY KNOWN AS REGENCY MAHAVIR ASSOCIATES,)** a company registered under the companies Act 2023 having its Office at: T-4, T-5, Metropole Building, Next to Inox, Bund Garden Road, Pune - 411001, and following documents i.e.:-

- 1) Description of the said Property as per Annexure-A.
- 2) The documents of allotment of the said Property are narrated in Annexure-B.
- 3) Copy of 7/12 Extracts of Survey Nos.45/3, 45/4 and 45/5.
- 4) Copy of Property Register Cards of CTS Nos.1983(P), 1984, 1985, 1986 and 1987.
- 5) Search for the period of last 30 years.

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that title of the Owners and beneficial title of **M/S.MANTRA SKYHOMES PRIVATE LIMITED (FORMERLY KNOWN REGENCY MAHAVIR ASSOCIATES)** as developer, subject to whatever stated herein, appears to be clear, marketable and without any encumbrances.

Owners of the said Property:

Names of the Owners	Survey Nos.
(1) Late Ashok Namdev Kachi, represented through heirs- (A) Smt. Malan Ashok Kachi, (B) Mr. Pritam Ashok Kachi, (C) Late Pawan Ashok Kachi, represented through heirs- (I) Smt. Jwala Pawan Kachi, (II) Ms. Juee Pawan Kachi & (III) Master Krushna Pawan Kachi, (D) Mrs. Priya Suraj Pardeshi, (2) Mr. Rajendra alias Rajan Namdev Kachi, (3) Late Smt. Ranjana Tulajaram Kachi, represented through heirs- (A) Mr. Shripad Tulajaram Kachi, (B) Mrs.	45/3





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Vishwambhari Ankush Kachi & (C) Mrs. Smita Bipin Kachi, (4) Sou. Jaishree Babalal Kachi, (5) Sou. Champabai Prakash Kachi and (6) M/s. Regency Mahavir Associate.

Late Ashok Namdev Kachi, represented through heirs- (A) Smt. Malan Ashok Kachi, (B) Mr. Pritam Ashok Kachi, (C) Late Pawan Ashok Kachi, represented through heirs- (I) Smt. Jwala Pawan Kachi, (II) Ms. Juce Pawan Kachi & (III) Master Krushna Pawan Kachi and (D) Mrs. Priya Suraj Pardeshi.

Mr. Rajendra alias Rajan Namdev Kachi.

45/4

45/5

3. The report reflecting the flow of the title of **M/S.MANTRA SKYHOMES PRIVATE LIMITED (FORMERLY KNOWN M/S. REGENCY MAHAVIR ASSOCIATES)** on the said Property is enclosed herewith as annexure.

Encl.: Annexure.

Date: 07/05/2024

Place: Pune.



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ANNEXURE-A

(SCHEDULE - DESCRIPTION OF THE SAID PROPERTY)

All that piece and parcels of (1) land admeasuring **00 Hectare= 86 Ares** out of land admeasuring 01 Hectare= 04 Ares (2) land admeasuring **01 Hectare= 60 Ares** and (3) land admeasuring **01 Hectare= 60 Ares** bearing Survey No 45 CTS No 1983(P), 1984, 1985, 1986, 1987 Hissa No. 45/3, 45/4, 45/5 situated at Village Mundhwa, Taluka Pune City, District Pune, under the jurisdiction of Sub-Registrar Haveli, and within the limits of Pune Municipal Corporation, Pune, and which are collectively bounded as follows: -

On or towards East	: By Road;
On or towards South	: By boundary of villages Mundhwa & Hadapsar;
On or towards West	: By Survey No.46;
On or towards North	: By remaining portion of Survey No.45/3, owned by Nikhil Kishor Kachi family.

Hereinafter collectively referred to as the "said Property".





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ANNEXURE-B
(LIST OF DOCUMENTS)

- 1) Copy of 7/12 Extracts of Survey Nos.45/3, 45/4 and 45/5, village Mundhwa.
- 2) Copy of Mutation Entries bearing Nos.1927, 2359, 3083, 3136, 4151, 4695, 7898, 11422, 12769, 13561, 14768, 14963 and 15109 of 7/12 Extracts.
- 3) Copy of Letter dated 15/09/2021, issued by the Tahasildar, Haveli, regarding non-availability of Mutation Entry No.1058 in the revenue record.
- 4) Copy of Property Register Cards [PRCs] bearing CTS Nos.1983(P), 1984, 1985, 1986 and 1987, village Mundhwa.
- 5) Copy of Mutation Entries bearing Nos.326 and 426 of PRCs.
- 6) Copy of Sale Deed dated 28/01/1935 (registered under Serial No.245/1935, with office of Sub-Registrar, Haveli No.1, Pune).
- 7) Copy of Sale Deed dated 24/02/1962 (registered under Serial No.398/1962, with office of Sub-Registrar, Haveli No.1, Pune).
- 8) Copy of Letter dated 06/09/1993 bearing No.720/1993, issued by the Tahasildar, Pune City.
- 9) Copy of Will dated 15/05/1996 (registered under Serial No.2552/1996, with office of Sub-Registrar, Haveli No.1, Pune).
- 10) Copy of Single Joint Venture for Development of Immovable Property Agreement dated 21/07/2005 (registered under Serial No.4317/2005, with office of Sub-Registrar, Haveli No.6, Pune).
- 11) Copy of Power of Attorney dated 21/07/2005 (registered under Serial No.4319/2005, with office of Sub-Registrar, Haveli No.6, Pune).
- 12) Copy of Deed of Correction dated 13/10/2005 (registered under Serial No.6058/2005, with office of Sub-Registrar, Haveli No.6, Pune).
- 13) Copy of Power of Attorney dated 13/10/2005 (registered under Serial No.6059/2005, with office of Sub-Registrar, Haveli No.6, Pune).
- 14) Copy of Sale Deed dated 05/06/2012 (registered under Serial No.5222/2012, with office of Sub-Registrar, Haveli No.11, Pune).
- 15) Copy of Deed of Admission Re-Constitution and Retirement dated 26/03/2022 (registered under Serial No.2840/2022, with office of Sub-Registrar, Haveli No.8, Pune on 04/07/2022).
- 16) Copy of Supplemental Agreement for Development dated 05/05/2022 (registered under Serial No.10351/2022, with office of Sub-Registrar, Haveli No.23, Pune on 24/08/2022).
- 17) Copy of Power of Attorney dated 05/05/2022 (registered under Serial No.10352/2022, with office of Sub-Registrar, Haveli No.23, Pune on 24/08/2022).
- 18) Copy of Sale Deed dated 15/07/2022 (registered under Serial No.12428/2022, with office of Sub-Registrar, Haveli No.24, Pune).
- 19) Copy of Power of Attorney dated 15/07/2022 (registered under Serial No.12430/2022, with office of Sub-Registrar, Haveli No.24, Pune).
- 20) Copy of Deed of Correction dated 28/04/2023 (registered under Serial No.11232/2023, with office of Sub-Registrar, Haveli No.23, Pune).
- 21) Copy of Incorporation Certificate (Name Change from M/s.Mahavir Regency Associates to M/s.Mantra Skyhomes Private Limited)





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ANNEXURE-C
(FLOW OF THE TITLE OF THE SAID PROPERTY)

1. From the records and deeds/ documents, it appears that vide Sale Deed dated 28/01/1935 (registered under Serial No.245/1935, with office of Sub-Registrar, Haveli No.1, Pune), Mr. Govind Vaman Dhere, Mr. Gopal Govind Dhere, Mr. Ganesh Govind Dhere, Master Chandrakant Gopal Dhere and Master Yashwant Gopal Dhere, since Chandrakant & Yashwant are minor through their guardian- Mr. Gopal Govind Dhere, sold, assigned, transferred and conveyed all that piece and parcel of land or ground bearing Survey No.45, total admeasuring 18 Acres= 28 Gunthas i.e. 18 Acres= 23 Gunthas as per 7/12 Extract, inclusive of Pot-kharaba, situated at village Mundhwa, Tal. Pune City, Dist. Pune, in favour of Mr. Shankar Ramchandra Talwalkar at or for total consideration as setout therein. Effect of the said Sale Deed dated 28/01/1935 was given on record of rights and accordingly, name of the said Mr. Shankar Ramchandra Talwalkar was recorded on 7/12 Extract of the said land bearing Survey No.45, village Mundhwa, as the Owner thereof, vide Mutation Entry No.1058. It appears from Letter dated 15/09/2021, issued by the Tahasildar, Haveli that the said Mutation Entry No.1058 is not available in the revenue record.

2. It appears that name of one Mr. Baluram Gopal Pund was entered in Other Rights column of 7/12 Extract of the said land bearing Survey No.45, village Mundhwa, as the protected tenant thereof. However, it appears that in due course, name of the said Mr. Baluram Gopal Pund was deleted from Other Rights column of 7/12 Extract of the said land bearing Survey No.45, village Mundhwa.

3. It appears from Mutation Entry No.1927 dated 08/06/1955 that the said Survey No.45, village Mundhwa, which was the Inam Soil (Personal Inam) and was exempted from paying revenue thereon, had been removed from the Maharashtra Personal Inams Abolition Act, 1953 by virtue of the Order bearing No. WTN/WS/III/2402 dated 10/04/1955, passed by the Mamaledar, Pune City and accordingly, effect of the same was given on revenue record of the said land bearing Survey No.45, village Mundhwa, vide the said M. E. No.1927.

4. It appears that vide Sale Deed dated 24/02/1962 (registered under Serial No.398/1962, with office of Sub-Registrar, Haveli No.1, Pune), said Mr. Shankar Ramchandra Talwalkar, with the consent of Mr. Sharad Shankar Talwalkar, sold, assigned, transferred and conveyed all that piece and parcel of said land or ground bearing Survey No.45, village Mundhwa, total admeasuring 18 Acres= 23 Gunthas, in favour of Mr. Namdev Kaluram Kachi at or for total consideration as setout therein. Effect of said Sale Deed was given on record of rights and accordingly, name of the said Mr. Namdev Kaluram Kachi was recorded on 7/12 Extract of the said land bearing Survey No.45, village Mundhwa as the Owner thereof, vide Mutation Entry No.2359 dated 04/08/1962.





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5. It appears that provisions of the Maharashtra Weights and Measures Act, 1958 and Indian Coinage Act, 1956 were made applicable to village Mundhwa and due effect of the same was given on revenue records of said village Mundhwa. Accordingly, area of the said land bearing Survey No.45, village Mundhwa, was shown from 18 Acres= 23 Gunthas to 07 Hectares= 52 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

6. It appears that the said Mr. Namdev Kaluram Kachi made an application to the revenue authority thereby stating that the partition of the said land bearing Survey No.45, village Mundhwa, took place amongst him and his four sons by dividing the same into five portions/ hissas. Effect of the said partition was duly given to the records of rights and land admeasuring 18 Acres= 23 Gunthas bearing Survey No.45, village Mundhwa, was sub-divided as Survey 45/1 for land admeasuring 04 Acres= 00 Guntha, Survey No.45/2 for land admeasuring 04 Acres= 00 Guntha, Survey No.45/3 for land admeasuring 02 Acres= 23 Gunthas (inclusive of Pot-kharaba), Survey No.45/4 for land admeasuring 04 Acres= 00 Guntha and Survey No.45/5 for land admeasuring 04 Acres= 00 Guntha thereof. Accordingly, effect of the said partition was given on 7/12 Extract vide Mutation Entry No.3136 dated 07/11/1971, as under: -

- I) Land bearing Survey No.45/1, admeasuring 04 Acres= 00 Guntha, came to share of Dilip Namdev Kachi, through natural guardian mother- Hirabai Namdev Kachi,
- II) Land bearing Survey No.45/2, admeasuring 04 Acres= 00 Guntha, came to share of Kishor Namdev Kachi, through natural guardian mother- Hirabai Namdev Kachi,
- III) Land bearing Survey No.45/3, admeasuring 02 Acres= 23 Gunthas (inclusive of 00 Acre= 04 Gunthas Pot-kharaba), came to share of Namdev Kaluram Kachi,
- IV) Land bearing Survey No.45/4, admeasuring 04 Acres= 00 Guntha, came to share of Ashok Namdev Kachi, and
- V) Land bearing Survey No.45/5, admeasuring 04 Acres= 00 Guntha, came to share of Rajendra Namdev Kachi, through natural guardian father- Namdev Kaluram Kachi.

It appears that remark of right to use water of Well located in the said land bearing Survey No.45/3, village Mundhwa, was entered in Other Rights column of 7/12 Extract of the said land bearing Survey No.45/3, vide the said M.E. No.3136.

7. It appears that the said Mr. Namdev Kaluram Kachi made an application to the revenue authority thereby stating that water of Well located in the said land bearing Survey No.45/3, village Mundhwa, is being used for cultivation of crops for the said lands bearing Survey Nos.45/1, 45/2, 45/3, 45/4 & 45/5 and their another land bearing Survey No.47/1, village Mundhwa. Accordingly, remark of right to use water of Well located in the said land bearing Survey No.45/3, village Mundhwa, was entered in Other Rights column of 7/12 Extract of all said lands bearing Survey No.45/1, 45/2, 45/3, 45/4 & 45/5 and their aforesaid land bearing Survey No.47/1, village Mundhwa, vide Mutation Entry No.4151 dated 25/11/1984.

8. It appears that vide Letter dated 06/09/1993 bearing No.720/1993, issued by the Tahasildar, Pune City that the remark of an area admeasuring 00 Acre= 10 Gunthas, out of





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the said Survey No.45/3, village Mundhwa, to be acquired for pumping station, was deleted from Other Rights column of 7/12 Extract of the said land bearing Survey No.45/3, village Mundhwa, vide Mutation Entry No.4695 dated 24/09/1993.

9. It appears that the said Mr. Namdev Kaluram Kachi died on 20/08/1999, leaving behind him, his last Will & Testament dated 15/05/1996 (registered under Serial No.2552/1996, with office of Sub-Registrar, Haveli No.1, Pune). From the said Will dated 15/05/1996, it appears that the said Mr. Ashok Namdev Kachi (son), Mr. Rajan Namdev Kachi (son) and Mr. Kishor Namdev Kachi (son) got an area of land admeasuring 00 Hectare= 54 Ares, Smt. Ranjana Tulajaram Kachi (married daughter) got an area admeasuring 00 Hectare= 20 Ares, Sou. Jaishree Babalal Kachi (married daughter) got an area admeasuring 00 Hectare= 20 Ares, Sou. Indirabai Kanifnath Kachi (cousin daughter-in-law) got an area admeasuring 00 Hectare= 05 Ares and Sou. Champabai Prakash Kachi (cousin daughter-in-law) got an area admeasuring 00 Hectare= 05 Ares, out of the said land bearing Survey No.45/3, village Mundhwa. Effect of the said Will dated 15/05/1996 was given on record of rights and accordingly, names of the said Mr. Ashok Namdev Kachi and others were recorded on 7/12 Extract of the said land bearing Survey No.45/3, village Mundhwa, as the Owner of their respective areas as aforesaid, vide Mutation Entry No.7898 dated 12/05/2003.

10. It appears that vide Single Joint Venture for Development of Immovable Property Agreement dated 21/07/2005 (registered under Serial No.4317/2005, with office of Sub-Registrar, Haveli No.6, Pune), the said Mr. Ashok Namdev Kachi, Mrs. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mr. Pawan Ashok Kachi, Mrs. Priya S. Pardeshi, Mr. Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Ms. Shradha Rajan Kachi, Ms. Sejal Rajan Kachi, through her natural guardian father- Mr. Rajan Namdev Kachi, Smt. Ranjana Tulajaram Kachi, Sou. Jaishree Babalal Kachi, Sou. Champabai Prakash Kachi, Mr. Prakash Tukaram Kachi, Mr. Pankaj Prakash Kachi, Mr. Sandeep Pankaj Kachi and Ms. Pallavi Pankaj Kachi, granted the development rights in respect of the land admeasuring 00 Hectare= 81 Ares out of land admeasuring 01 Hectare= 04 Ares bearing Survey No.45/3, land admeasuring 01 Hectare= 20 Ares out of land admeasuring 01 Hectare= 60 Ares bearing Survey No.45/4 and land admeasuring 01 Hectare= 20 Ares out of land admeasuring 01 Hectare= 60 Ares bearing Survey No.45/5, total admeasuring 03 Hectares= 21 Ares, village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation, in favour of M/s. Regency Mahavir Associate, through its authorized Partner- Mr. Dilip Jain, on the terms and conditions contained therein. By virtue of the said Agreement for Development dated 21/07/2005, it was agreed between the parties thereto that the Gross Sale Proceeds to be received from the sale of the units and from all saleable areas, including parking spaces, terrace, garden and any other specified and unspecified areas, to be constructed on the aforesaid land, shall be apportioned between the Owners and the Developer in the proportion of 25% : 75% respectively and on the terms and conditions contained therein.

11. It appears that vide Irrevocable Special Power of Attorney dated 21/07/2005 (registered under Serial No.4319/2005, with office of Sub-Registrar, Haveli No.6, Pune), the said Mr. Ashok Namdev Kachi, Mrs. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mr.





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Pawan Ashok Kachi, Mrs. Priya S. Pardeshi, Mr. Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Ms. Shradha Rajan Kachi, Ms. Sejal Rajan Kachi, through her natural guardian father- Mr. Rajan Namdev Kachi, Smt. Ranjana Tulajaram Kachi, Sou. Jaishree Babalal Kachi, Sou. Champabai Prakash Kachi, Mr. Prakash Tukaram Kachi, Mr. Pankaj Prakash Kachi, Mr. Sandeep Pankaj Kachi and Ms. Pallavi Pankaj Kachi, authorized, appointed the nominees of said Developer- M/s. Regency Mahavir Associate, namely Mr. Dilip Jain & Mr. Mahesh S. Khairari, as their Attorney, to carry out development on the aforesaid land total admeasuring 03 Hectares= 21 Ares, village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation, by constructing buildings comprising of flats/units/shops, on the terms and conditions contained in the said Agreement for Development dated 21/07/2005.

12. It appears that said Mr. Ashok Namdev Kachi, Mrs. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mr. Pawan Ashok Kachi, Mrs. Priya S. Pardeshi, Mr. Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Ms. Shradha Rajan Kachi, Ms. Sejal Rajan Kachi, through guardian father- Mr. Rajan Namdev Kachi, Smt. Ranjana Tulajaram Kachi, Sou. Jaishree Babalal Kachi, Sou. Champabai Prakash Kachi, Mr. Prakash Tukaram Kachi, Mr. Pankaj Prakash Kachi, Mr. Sandeep Pankaj Kachi & Ms. Pallavi Pankaj Kachi and the Developer- M/s. Regency Mahavir Associate, through its authorized Partner- Mr. Dilip Jain, executed Correction Deed dtd. 13/10/2005 (registered under Sr. No.6058/2005, with office of Sub-Registrar, Haveli No.6, Pune), to rectify error erroneously made in property description mentioned in said Agreement for Development dtd. 21/07/2005, as land admeasuring 00 Hectare= 58.50 Ares out of land bearing Survey No.45/3, land admeasuring 01 Hectare= 27.75 Ares out of land bearing Survey No.45/4 and land admeasuring 01 Hectare= 34.75 Ares out of land bearing Survey No.45/5, total adm. 03 Hectares= 21 Ares, village Mundhwa, Tal. Pune City, Dist. Pune and within limits of Pune Municipal Corporation.

13. It appears that vide Irrevocable General Power of Attorney dated 13/10/2005 (registered under Serial No.6059/2005, with office of Sub-Registrar, Haveli No.6, Pune), the said Mr. Ashok Namdev Kachi, Mrs. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mr. Pawan Ashok Kachi, Mrs. Priya S. Pardeshi, Mr. Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Ms. Shradha Rajan Kachi, Ms. Sejal Rajan Kachi, through her natural guardian father- Mr. Rajan Namdev Kachi, Smt. Ranjana Tulajaram Kachi, Sou. Jaishree Babalal Kachi, Sou. Champabai Prakash Kachi, Mr. Prakash Tukaram Kachi, Mr. Pankaj Prakash Kachi, Mr. Sandeep Pankaj Kachi and Ms. Pallavi Pankaj Kachi, authorized, appointed the nominees of the said Developer- M/s. Regency Mahavir Associate, namely Mr. Dilip Jain and Mr. Mahesh S. Khairari, as their Attorney, to carry out development on the aforesaid land total admeasuring 03 Hectares= 21 Ares, village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation, by constructing buildings comprising of flats/units/shops, on the terms and conditions contained in the said Agreement for Development dated 21/07/2005.

14. It appears that the said Sou. Indirabai Kanifnath Kachi died intestate on 29/11/2008, leaving behind her, her following legal heirs- Mr. Bhushan Kanifnath Kachi (son), Mr. Rohan Kanifnath Kachi (son) and Mr. Kanifnath Tuljaram Kachi (husband). Accordingly,





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name of the said late Indirabai Kanifnath Kachi was deleted from 7/12 Extract and names of the said Mr. Bhushan Kanifnath Kachi, Mr. Rohan Kanifnath Kachi and Mr. Kanifnath Tuljaram Kachi were entered on 7/12 Extract of the said land bearing Survey No.45/3, village Mundhwa, as the Owners to the extent of the area of said late Indirabai Kanifnath Kachi therein, vide Mutation Entry No.11422 dated 05/07/2011.

15. It appears that vide Sale Deed dated 05/06/2012 (registered under Serial No.5222/2012, with office of Sub-Registrar, Haveli No.11, Pune), the said Mr. Bhushan Kanifnath Kachi, Mr. Rohan Kanifnath Kachi and Mr. Kanifnath Tuljaram Kachi sold, assigned, transferred and conveyed their aforesaid area admeasuring 00 Hectare= 05 Ares, out of the said land bearing Survey No.45/3, village Mundhwa, in favour of Mr. Swaransingh Gyansingh Sohal at or for a total consideration as set out therein. Effect of the said Sale Deed dated 05/06/2012 was given on record of rights and accordingly, name of the said Mr. Swaransingh Gyansingh Sohal was entered on 7/12 Extract of the said land bearing Survey No.45/3, village Mundhwa, as the Owner of the aforesaid area, vide Mutation Entry No.12769 dated 16/09/2014.

16. It appears that as per Government Resolution/ Circular bearing No. Pra.Kra./180/L-1 dated 07/05/2016 and vide Order dated 23/05/2018 of the Tahasildar, Pune City, Dist. Pune, certain corrections were made in the computerized 7/12 Extracts in respect of certain lands of Village Mundhwa (which includes the said land bearing Survey No.45/3), vide Mutation Entry No.13561 dated 23/01/2017.

17. It appears that said Mr. Ashok Namdev Kachi died intestate on 12/01/2017, leaving behind him, his following legal heirs namely- Smt. Malan Ashok Kachi (wife), Mr. Pritam Ashok Kachi (son), Smt. Jwala Pawan Kachi (daughter-in-law), Ms. Juce Pawan Kachi (grand-daughter), Master Krushna Pawan Kachi (grand-son) and Mrs. Priya Suraj Pardeshi (married daughter). Accordingly, name of the said late Ashok Namdev Kachi is deleted and names of the said Smt. Malan Ashok Kachi and others are entered on 7/12 Extracts of the said lands bearing Survey Nos.45/3 and 45/4, village Mundhwa, for the share of said late Ashok Namdev Kachi in the said land bearing Survey No.45/3 and for the said entire land bearing Survey No.45/4, village Mundhwa, as the Owners thereof, vide Mutation Entry No.14963 dated 11/03/2022. It further appears that one of two sons of said late Ashok Namdev Kachi namely- Mr. Pawan Ashok Kachi died intestate on 04/05/2014 (i.e. pre-deceased to his father- said late Ashok Namdev Kachi), leaving behind him, his following legal heirs namely- Smt. Jwala Pawan Kachi (wife), Ms. Juce Pawan Kachi (daughter), Master Krushna Pawan Kachi (son) and Smt. Malan Ashok Kachi (mother).

18. It appears that the said Smt. Ranjana Tulajaram Kachi died intestate on 16/01/2019, leaving behind her, her following legal heirs namely- Mr. Shripad Tulajaram Kachi (son), Mrs. Vishwambhari Ankush Kachi (married daughter) and Mrs. Smita Bipin Kachi (married daughter). Accordingly, name of said late Ranjana Tulajaram Kachi is deleted and names of the said Mr. Shripad Tulajaram Kachi and other are entered on 7/12 Extract of the said land bearing Survey No.45/3, village Mundhwa, for the area admeasuring 00 Hectare= 20 Ares, as the Owners thereof, vide Mutation Entry No.14768 dated 20/09/2021.





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19. It appears that vide Deed of Admission Re-Constitution and Retirement dated 26/03/2022 (registered under Serial No.2840/2022, with office of Sub-Registrar, Haveli No.8, Pune on 04/07/2022), the said Developer firm- M/s. Regency Mahavir Associate is re-constituted wherein Mr. Dilip Rikabchand Oswal, Mr. Dilip Rikabchand Jain (Oswal) [HUF], Mr. Mahesh Satyanarayan Khairari and Konark Projects Limited are withdrew/retired, and Mantra Properties & Developers Private Limited and Mantra Primespaces LLP are inducted.

20. It appears that said late Ashok Namdev Kachi, represented through his heirs- Smt. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mrs. Aarti Pritam Kachi, Master Anish Pritam Kachi, Master Parth Pritam Kachi, since Anish & Parth are minor through their natural guardian father- Mr. Pritam Ashok Kachi, late Pawan Ashok Kachi, represented through his heirs- Smt. Jwala Pawan Kachi, Ms. Juee Pawan Kachi, Master Krushna Pawan Kachi, since Juee & Krushna are minor through their natural guardian mother- Smt. Jwala Pawan Kachi, Mrs. Priya Suraj Pardeshi, Ms. Antara Suraj Pardeshi, Ms. Akshara Suraj Pardeshi, since Antara & Akshara minor through their natural guardian mother- Mrs. Priya Suraj Pardeshi, Mr. Rajendra alias Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Mrs. Shradha R. Ture and Ms. Sejal Rajan Kachi, executed Supplemental Agreement for Development dated 05/05/2022 (registered under Serial No.10351/2022, with office of Sub-Registrar, Haveli No.23, Pune on 24/08/2022) to said Agreement for Development dated 21/07/2005 (registered under Serial No.4317/2005, with office of Sub-Registrar, Haveli No.6, Pune), read with Deed of Correction dated 13/10/2005 (registered under Serial No.6058/2005, with office of Sub-Registrar, Haveli No.6, Pune), further read with Supplemental Agreement for Development dated 15/04/2006, in favour of the said Developer- M/s. Regency Mahavir Associate, through its authorized Partners- (1) Mantra Properties and Developers Pvt. Ltd., through its Director- Mr. Rohit Ghanshyam Gupta, and (2) Mantra Primespaces LLP, through its Designated Partner- Mr. Rajan Satish Gupta.

From the aforesaid Supplemental Agreement dated 05/05/2022, it appears that the subject property being subject-matter of said deed is shown as all that piece and parcel of contiguous block of land admeasuring 04 Hectares= 01 Are, comprising of (a) land admeasuring 00 Hectare= 81 Ares out of land admeasuring 01 Hectare= 04 Ares bearing Survey No.45/3, (b) land admeasuring 01 Hectare= 60 Ares bearing Survey No.45/4 and (c) land admeasuring 01 Hectare= 60 Ares bearing Survey No.45/5, situated at Village Mundhwa, Tal. Pune City, Dist. Pune and within limits of Pune Municipal Corporation, as described and mentioned in the said deed.

It also appears that vide the said Agreement for Development dated 21/07/2005 (registered under Serial No.4317/2005, with office of Sub-Registrar, Haveli No.6, Pune), read with Deed of Correction dated 13/10/2005 (registered under Serial No.6058/2005, with office of Sub-Registrar, Haveli No.6, Pune), further read with Supplemental Agreement for Development dated 15/04/2006, executed by and between the parties thereto, the Owners have granted the development rights in respect of the said properties in favour of the Developer, whereunder it has been agreed between the parties thereto that the Residential units to be constructed on the said land shall be apportioned between the Owners and the Developer in the ratio of 42% : 58% respectively and the Commercial units shall be apportioned between the Owners and the Developer in the ratio of 48% : 52% respectively, and on the terms and conditions contained therein.





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It further appears that vide the aforesaid Supplemental Agreement dated 05/05/2022, it is agreed that the Residential Units and Commercial Units as mentioned above to be allotted to the Owners as agreed under the aforesaid deeds/ documents, has been mutually derived, negotiated and agreed in the form of total Saleable area of 4,58,209 sq.ft., comprising of (a) Residential Flats having an aggregate saleable area of 3,18,671 sq.ft., (b) Commercial Shops having an aggregate saleable area of 50,400 sq.ft. and (c) Commercial Offices having an aggregate saleable area of 89,138 sq.ft., together with Car Parking Spaces to be allotted thereto, in the Building/s to be constructed by the Developer as part of the project, to be implemented by the Developer on the said Plot No.1 or on any contiguous block of land formed of the said Plot No.1 and any adjoining land/s, the ownership/ rights of purchase and development whereof have/ shall be acquired by the Developer, on the terms and conditions contained in the said Supplemental Agreement dated 05/05/2022.

It is learnt that prior to the aforesaid Supplemental Agreement dated 05/05/2022, certain modifications and additional conditions in the terms of the said Agreement for Development dated 21/07/2005, read with the said Deed of Correction dated 13/10/2005, have been arrived between the parties and the Supplemental Agreement for Development dated 15/04/2006 is executed in pursuance thereof. As such, under the terms of the said Agreement for Development dated 21/07/2005, read with the said Deed of Correction dated 13/10/2005, the said Mr. Rajan Namdev Kachi and others had retained an area admeasuring 02 Acres out of the entire said property with themselves, which as per re-negotiations and discussions between the parties is agreed to be included into the purview of development and accordingly, the subject-matter of the property under development under the terms of the aforesaid deeds/ documents is revised to all that piece and parcel of joint and contiguous block of land admeasuring 04 Hectares= 01 Ares, comprising of (a) land admeasuring 00 Hectare= 81 Ares out of land admeasuring 01 Hectare= 04 Ares bearing Survey No.45/3, (b) land admeasuring 01 Hectare= 60 Ares bearing Survey No.45/4 and (c) land admeasuring 01 Hectare= 60 Ares bearing Survey No.45/5, situated at Village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation (i.e. the said Plot No.1 as aforementioned). Further, it appears that vide the said Supplemental Agreement dated 15/04/2006, the parties also decided not to form any Joint Venture (A.O.P.) amongst them and hence, the title/ heading of the said Single Joint Venture for Development of Immovable Property Agreement dated 21/07/2005 is changed to the Agreement For Development.

21. It appears that vide Power of Attorney dated 05/05/2022 (registered under Serial No.10352/2022, with office of Sub-Registrar, Haveli No.23, Pune on 24/08/2022), the said late Ashok Namdev Kachi, represented through his heirs- Smt. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mrs. Aarti Pritam Kachi, Master Anish Pritam Kachi, Master Parth Pritam Kachi, since Anish & Parth are minor through their natural guardian father- Mr. Pritam Ashok Kachi, late Pawan Ashok Kachi, represented through his heirs- Smt. Jwala Pawan Kachi, Ms. Juee Pawan Kachi, Master Krushna Pawan Kachi, since Juee & Krushna are minor through their natural guardian mother- Smt. Jwala Pawan Kachi, Mrs. Priya Suraj Pardeshi, Ms. Antara Suraj Pardeshi, Ms. Akshara Suraj Pardeshi, since Antara & Akshara are minor through their natural guardian mother- Mrs. Priya Suraj Pardeshi, Mr. Rajendra alias Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Mrs. Shraddha R. Ture and Ms. Sejal Rajan Kachi, appointed the said Developer- M/s. Regency Mahavir Associate, through its authorized Partners- (1) Mantra Properties and Developers Pvt. Ltd.,





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through its Director- Mr. Rohit Ghanshyam Gupta, and (2) Mantra Primespaces LLP, through its Designated Partner- Mr. Rajan Satish Gupta, to carry out development on the aforesaid land total admeasuring 04 Hectares= 01 Ares, village Mundhwa, Tal. Pune City, Dist. Pune and within the limits of Pune Municipal Corporation (i.e. the said Plot No.1 as aforementioned), by constructing buildings comprising of flats/units/shops, on the terms & conditions contained in the said Agreement for Development dated 21/07/2005, read with the said Deed of Correction dated 13/10/2005, read with the said Supplemental Agreement for Development dated 15/04/2006, further read with the said Supplemental Agreement for Development dated 05/05/2022, as mentioned hereinbefore.

22. It appears that the said late Ashok Namdev Kachi, represented through his heirs- Smt. Malan Ashok Kachi, Mr. Pritam Ashok Kachi, Mrs. Aarti Pritam Kachi, Master Anish Pritam Kachi, Master Parth Pritam Kachi, since Anish & Parth are minor through their natural guardian father- Mr. Pritam Ashok Kachi, late Pawan Ashok Kachi, represented through his heirs- Smt. Jwala Pawan Kachi, Ms. Juee Pawan Kachi, Master Krushna Pawan Kachi, since Juee & Krushna are minor through their natural guardian mother- Smt. Jwala Pawan Kachi, Mrs. Priya Suraj Pardeshi, Ms. Antara Suraj Pardeshi, Ms. Akshara Suraj Pardeshi, since Antara & Akshara minor through their natural guardian mother- Mrs. Priya Suraj Pardeshi, Mr. Rajendra alias Rajan Namdev Kachi, Mrs. Vandana Rajan Kachi, Mrs. Rushmi V. Kirad, Mrs. Shradha R. Ture and Ms. Sejal Rajan Kachi, all above-owners through their Power of Attorney holder- M/s. Regency Mahavir Associate, a partnership firm, through its authorized Partner- (1) Mantra Properties and Developers Pvt. Ltd., a company, through its Director- Mr. Rohit Ghanshyam Gupta, on the one part and the said Developer- M/s. Regency Mahavir Associate, through its authorized Partners- (1) Mantra Properties and Developers Pvt. Ltd., through its Director- Mr. Rohit Ghanshyam Gupta, and (2) Mantra Primespaces LLP, through its Designated Partner- Mr. Rajan Satish Gupta, on the other part, executed the Deed of Correction dated 28/04/2023 (registered under Serial No.11232/2023, with office of Sub-Registrar, Haveli No.23, Pune), to correct Survey No.45/4 erroneously recorded as 45/3 in Index-II of said Supplemental Agreement for Development dated 05/05/2022.

23. It appears that vide Sale Deed dated 15/07/2022 (registered under Serial No.12428/2022, with office of Sub-Registrar, Haveli No.24, Pune), said Mr. Swarnsingh Gyansingh Sohal sold, assigned, transferred and conveyed his entire area admeasuring 00 Hectare= 05 Ares, out of the said land bearing Survey No.45/3, village Mundhwa, in favour of said M/s. Regency Mahavir Associate, through its authorized Partners- (1) Mantra Properties and Developers Pvt. Ltd., through its Director- Mr. Rohit Ghanshyam Gupta, and (2) Mantra Primespaces LLP, through its Designated Partner- Mr. Rajan Satish Gupta, at or for a total consideration as setout therein. Effect of the said Sale Deed dated 15/07/2022 is given on record of rights and accordingly, name of said Mr. Swarnsingh Gyansingh Sohal is deleted and name of the said M/s. Regency Mahavir Associate, through its aforesaid Partners, is entered on 7/12 Extract of the said land bearing Survey No.45/3, village Mundhwa, for the said Plot No.2 as the Owner thereof, vide Mutation Entry No.15109 dated 21/07/2022. It also appears that alongwith the said Sale Deed dated 15/07/2022, the said Mr. Swarnsingh Gyansingh Sohal also executed Power of Attorney dated 15/07/2022 (registered under Serial No.12430/2022, with office of Sub-Registrar, Haveli No.24, Pune) in respect of





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the said Plot No.2 in favour of the said M/s. Regency Mahavir Associate, through its aforesaid Partners.

24. It appears that in due course, Property Register Cards [PRCs] bearing CTS Nos.1983(P), 1984, 1985, 1986 and 1987 allotted to the said Property, are generated in the revenue record of Village Mundhwa.

It appears that as per Notification Letter bearing No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which include said CTS Nos.1983, 1984, 1985, 1986 and 1987) are entered in words, vide Mutation Entry No.326 dated 30/04/2015.

It appears that as per Possession Receipt dated 25/01/1990 and Award No. LEO-602 dated 15/01/1992, the land-owners transferred an area admeasuring 470.25 Sq. Mtrs. out of the said CTS No.1983 to Pune Municipal Corporation for road widening and accordingly, effect of the same is given to the PRC of said CTS No.1983, vide Mutation Entry No.426 dated 05/01/2018.

VII] Public Notice: -

That, I have not issued a Public Notice in any local newspaper to inviting claims and/or objections, if any, with respect to the title of the Owners to the said Property.

VIII] Index-II Search: -

That, I have carried out e-Search of Index-II Extract e-Record &/or data pertaining to the said Property for the period of 30 years i.e. 1995 to 2024, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH001690274202425U dated 07/05/2024 and downloaded/printed-copy thereof is annexed herewith as Annexure-E for perusal and record, and the same is part & parcel of this Search and Title Report. In the said search of Index-II record, I have not found any adverse entry, outstanding encumbrance, charge or claim in respect of the said Property.

IX] Litigation: -

It appears that there is no litigation as such pending in respect of the said Property, as on date.

Date: 07/05/2024

Place: Pune.





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**ANNEXURE-D
(ENCUMBRANCE CERTIFICATE)**

There are no adverse documents found to be registered with respect to the said Property described herein above. It is also observed that the revenue records do not show any encumbrance/s, outstanding or liabilities with respect to the said Property, nor does it show any charge on the said Property.

Date: 07/05/2024

Place: Pune.



**RUPALI PALVE
(ADVOCATE)**

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH001690274202425U	BARCODE			Date	07/05/2024-15:29:08		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		RUPALI PADMAKAR PALVE		
Location PUNE									
Year 2024-2025 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572024050794813		CPADUETUGB
Cheque/DD No.					Bank Date	RBI Date	07/05/2024-15:24:32		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 668688406

Mobile No. : 7709711111

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

सदर चलन 'टाइम ऑफ पेमेंट' मध्ये ननूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करता वयाच्या दस्तासाठी लागू नाही.



