

Sagar Pujari

Advocate

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FLOW OF THE TITLE OF SAID LAND

1. 7/12 Extract As On Date of Application for Registration.

I have furnished with certified 7/12 Extracts in respect of the said properties issued by Talathi Office. On perusal thereof, I note as under:

2. Brief History of the Said Properties:-

History Relating To Survey No. 313/2/4 Owned By Mr. Mahesh Sahebrao Gayake.

That the property bearing Survey No. 313 area admeasuring 09 Acre 13 Guntha + 03 Acre 31 Guntha i.e. total area admeasuring 13 Acre 04 Guntha was originally belonged to one Baban Genba Chaugule who got the said property by partition among himself and Genu Ravaji Chaugule & Others. As per the said Partition name of Baban Genba Chaugule was recorded in the 7/12 extract of the said property by mutation entry no. 3475.

Mutation entry no. 6096 shows that Baban Genba Chaugule has obtained Tagai of Rs. 3,500 on 29/11/1965. Accordingly charge of said Tagai was kept in other right column of the 7/12 extract by mutation entry no. 6096.

That mutation entry No. 8121 relates to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1958.

Mutation entry No. 8430 shows that, Baban Genba Chaugule who obtained Tagai for Engine had not paid the said Tagai amount. Thus as per the order bearing WS/IV/6023/71 on 06/02/1971 of Sub Divisional Officer, Haveli, Pune the said property was ceased and auctioned on 23/02/1972. That in the said auction Circle Inspector of Wagholi on behalf of State had purchased the said property. Thus in the record of revenue records remark of 'Sarkari Akari Pad' was kept. Accordingly effect of the same was given to 7/12 extract of the said property.

Mutation entry No. 8526 shows that, as per the order bearing Sub Divisional Officer, Haveli, Pune on repayment of Tagai amount by Baban Genba Chaugule the said property was granted on to Baban Genba Chaugule on the original terms. Accordingly effect of the same was given to 7/12 extract of the said property.

Mutation entry no. 8723 shows that Baban Genba Chaugule had obtained loan from Maharashtra State Co-Operative Bank on the said property for digging of new well of Rs. 4,000/- . Accordingly effect of the same was given to 7/12 extract of said property.



Mutation entry no. 8970 shows that Baban Genba Chaugule has repaid the loan amount obtained from Maharashtra State Co-Operative Bank. Accordingly effect of the same was given to 7/12 extract of said property.

Mutation entry no. 9331 shows that Baban Genba Chaugule had sold an area admeasuring 08 Acre i.e. 03 H 20 R out of Survey No. 313 to Kondabai Bhaghuji Kashid by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 2 noted at serial no. 1885/1974 on 01/08/1974. Accordingly as per the said Sale Deed name of Kondabai Bhaghuji Kashid was recorded in the record of 7/12 extract as owner thereof by opening new hissa no.

313/2 to the extent of 03 H 20 R and name of owner i.e. Baban Genba Chaugule was recorded in the 7/12 extract of 313/1 to the extent of area admeasuring 09 Acre 13 Guntha + 03 Acre 31 Guntha by mutation entry no. 9331.

Mutation entry No. 9429 shows that Kondabai Bhaghuji Kashid had expired leaving behind her following legal heirs namely:-

1. Vitthal Bhaghuji Kashid	-	Deceased Son
1A. Kisabai Vitthal Kashid	-	Daughter in Law
1B. Dilip Vitthal Kashid	-	Grandson
1C. Babu Vitthal Kashid	-	Grandson
1D. Anil Vitthal Kashid	-	Grandson
2. Dnyaneshwar Bhaghuji Kashid	-	Son
3. Popat Bhaghuji Kashid	-	Son
4. Pandit Bhaghuji Kashid	-	Son
5. Tarabai Khandu Khandve	-	Daughter
6. Shakubai Dnyanu Dhawade	-	Daughter
7. Babubai Vitthal Walke	-	Daughter

Accordingly after the demise of Kondabai Bhaghuji Kashid the names of her above heirs were recorded in the record of 7/12 extract by mutation entry No. 9429.

Mutation entry no. 9527 shows that, legal heirs of Tarabai Khandu Khandve and Others had made an application before Revenue Officer stating therein that after the demise of their mother names of her legal heirs were recorded by mutation entry no. 9429 in which Tarabai Khandu Khandve and Others are residing at their maternal house happily and said property is in possession of brothers. Thus their names should be deleted from the 7/12 extract of the said property. Accordingly effect of the same was given to 7/12 extract of the said property.

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Mutation entry No. 9784 shows that annewari was not defined while certifying mutation entry no. 9429 and accordingly legal heirs of Kondabai Bhaghuji Kashid i.e. Kisabai Vitthal Kashid, Dilip Vitthal Kashid, Babu Vitthal Kashid, Anil Vitthal Kashid, Dnyaneshwar Bhaghuji Kashid, Popat Bhaghuji Kashid & Pandit Bhaghuji Kashid and have got recorded Annewari in the said property as follows:-

Dnyaneshwar Bhaghuji Kashid	-	4 Anna
Kisabai Vitthal Kashid	}	4 Anna
Dilip Vitthal Kashid		
Babu Vitthal Kashid		
Anil Vitthal Kashid		
Popat Bhaghuji Kashid	-	4 Anna
Pandit Bhaghuji Kashid	-	4 Anna

Mutation entry no. 10398 shows that, Pandit Bhaghuji with the consent of Tarabai Khandu Khandve & Shakuntlabai Dnyanoba Dhawade had sold an area admeasuring 00 H 80 R to Mir Ahmed Ali Abbas Ali Sardar by registered sale deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 1 noted at serial no. 6931/1989 on 21/04/1989. Accordingly as per the said sale deed name of Mir Ahmed Ali Abbas Ali Sardar was recorded in the record of 7/12 extract as owner thereof by opening new hissa no. 313/2/2 to the extent of 00 H 80 R and names of owners were recorded in the 7/12 extract of 313/2/1 to the extent of area admeasuring 02 H 40 R by mutation entry no. 10398.

Mutation entry no. 10400 shows that, Kisabai Vitthal Kashid, Dilip Vitthal Kashid, Babu Vitthal Kashid, Anil Vitthal Kashid had sold an area admeasuring 00 H 80 R to Ashok Shamrao Lokare by registered sale deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 1 noted at serial no. 6930/1989 on 21/04/1989. Accordingly as per the said sale deed name of Ashok Shamrao Lokare was recorded in the record of 7/12 extract as owner thereof by opening new hissa no. 313/2/4 to the extent of 00 H 80 R by mutation entry no. 10400.

Mutation entry no. 21392 shows that, Ashok Shamrao Lokare had gifted an area admeasuring 00 H 20 R to Mangal Ashok Lokare, 00 H 20 R to Manisha Ashok Lokare (Name before Marriage) Manisha Kishore Yewale (Name after Marriage) & 00 H 20 R to Sameer Ashok Lokare by registered Gift Deed. The said Gift Deed is registered in the office of Sub Registrar Haveli No. 18 noted at serial no 1452/2020 on



22/01/2020. Accordingly effect of the same was given to 7/12 extract of the said property by mutation entry no. 21392.

Thereafter Manisha Ashok Lokare (Name before Marriage) Manisha Kishore Yewale (Name after Marriage) executed registered Power of Attorney in favour of Ashok Shamrao Lokare in respect her share i.e. 00 H 20 R from Survey No. 313/2/4. The said Power of Attorney is registered in the office of Sub Registrar Haveli No. 18 noted at serial no 6034/2020 on 25/06/2020.

Thereafter, Mangal Ashok Lokare with the consent of Ashok Shamrao Lokare, Manisha Ashok Lokare (Name before Marriage) Manisha Kishore Yewale (Name after Marriage) & Sameer Ashok Lokare had sold an area admeasuring 00 H 20 R from the said property to Mahesh Sahebrao Gayake by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 18 noted at serial no. 6929/2020 on 21/07/2020. The said Sale Deed is coupled with Power of Attorney which is registered in the office of Sub Registrar Haveli No. 18 noted at serial no. 6930/2020 on 21/07/2020. Accordingly name of Mahesh Sahebrao Gayake is recorded in the record of 7/12 extract as owner thereof.

That Mahesh Sahebrao Gayake in order to sale an area admeasuring 192 Sq. mtrs. i.e 2066 Sq. ft. had executed Sathekhat alongwith Power of Attorney in favour of Swapnil Aaba Thorat and Smita Swapnil Thorat by accepting Monetary Consideration Amount. The said Power of Attorney was registered in the office of Sub-Registrar Haveli no. 13 noted at serial no. 10411/2020 on 29/10/2020.

Thereafter, Mahesh Sahebrao Gayake have preferred an application before Deputy Superintendent of Land Records, Pune for carrying out Demarcation of the said property. Accordingly, Deputy Superintendent of Land Records, Pune had got demarcated the said property on 14/03/2022 and had issued Demarcation Certificate by its No. 5812/2022.

HISTORY RELATING TO SURVEY NO. 315/1 OWNED BY SHIRAM SAMRUDHI DEVELOPERS THROUGH ITS PARTNER MAHESH SAHEBRAO GAYAKE.

That the property bearing Survey No. 315 area admeasuring 14 Acre 22 Gunthas + 02 Acre 19 Gunthas Potkharaba was originally belonged to one Baban Genba Chougule. Accordingly, his name was recorded in the 7/12 extract of the property bearing Survey No. 315.



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Mutation entry No. 5765 shows that, Dnyaneshwar Bala Pathare had purchased an area admeasuring 05 Acre 00 Gunthas out of Survey No. 315 from Baban Genba Chougule by executing a Sale deed dated 16/10/1964. Accordingly, as per the said Sale Deed Survey No. 315 was divided as follows:

Survey No.	Area	Occupier
315/1	05 Acre 00 Guntha	Dnyaneshwar Bala Pathare
315/2	09 Acre 22 Guntha + 02 Acre 19 Guntha Potkharaba	Baban Genba Chougule

Accordingly, as per the said Sale deed effect of the same was given to the 7/12 extract of the said properties.

That mutation entry No. 8121 relates to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1958. Accordingly, area admeasuring 05 Acre 00 Guntha of Survey No. 315 was converted into 02 H 02 R.

Mutation entry No. 9177 shows that, Dnyaneshwar Bala Pathare expired on 16/02/1982 leaving behind him following legal heirs namely:

- | | | |
|----------------------------------|---|----------|
| 1. Pandurang Dnyaneshwar Pathare | - | Son |
| 2. Shrirang Dnyaneshwar Pathare | - | Son |
| 3. Baban Bala Pathare | - | Brother |
| 4. Tukaram Bala Pathare | - | Brother |
| 5. Vitthal Bala Pathare | - | Brother |
| 6. Haribhau Bala Pathare | - | Brother |
| 7. Kaushalyabai Baban Lokhande | - | Daughter |
| 8. Hausabai Hanumant Avhale | - | Daughter |

Accordingly, after the demise of Dnyaneshwar Bala Pathare names of his above mentioned legal heirs were recorded in the record of 7/12 extract as owners thereof.

Mutation entry No. 10015 shows that, Kaushalyabai Baban Lokhande had released her right, title, share and interest in respect of the said property by Release Deed. Accordingly, effect of the same was given to the 7/12 extract of the said property.

Mutation entry No. 10755 shows that, Suresh Kaluram Mhaske had purchased the said property from Pandurang Dnyaneshwar



Pathare, Shirang Dnyaneshwar Pathare, Baban Bala Pathare, Tukaram Bala Pathare, Vitthal Bala Pathare, Haribhau Bala Pathare, Navnath Pandarinath Pathare, Hausabai Hanumant Avhale by executing a registered Sale deed. The said Sale deed is registered in the office of Sub-Registrar Haveli - 3580/1997 on 01/03/1997. Accordingly, as per the said Sale deed name of Suresh Kaluram Mhaske was recorded in the record of 7/12 extract as owner thereof.

Mutation entry No. 12167 shows that, Shailesh Gopalrao Mhaske had purchased an area admeasuring 02 H 02 R out of the said property from Suresh Kaluram Mhaske by executing a registered Sale deed. The said Sale deed is registered in the office of Sub-Registrar Haveli - 08 vide it's No. 2554/2004 on 15/04/2004. Accordingly, as per the said Sale deed name of Shailesh Gopalrao Mhaske is recorded in the record of 7/12 extract as owner thereof.

Mutation entry No. 12637 shows that, Gopal Ramchandra Mhaske and Shailesh Gopalrao Mhaske had obtained loan from Sopan Kaka Sahkari Bank Ltd, Saswad Branch by mortgaging the said property on 27/10/2007. Accordingly, charge of Sopan Kaka Sahkari Bank Ltd, Saswad Branch was recorded in the other right column of the 7/12 extract of the said property.

Mutation entry No. 20999 shows that, Gopal Ramchandra Mhaske and Shailesh Gopalrao Mhaske had repaid the loan to Sopan Kaka Sahkari Bank Ltd, Saswad Branch. Accordingly, charge of Sopan Kaka Sahkari Bank Ltd, Saswad Branch was deleted from the other right column of the 7/12 extract of the said property.

Mutation entry No. 22089 shows that, Vijaykumar Tirthram Sharma had purchased an area admeasuring 00 H 11.64 R out of the said property from Shailesh Gopalrao Mhaske by executing a registered Sale deed. The said Sale deed is registered in the office of Sub-Registrar Haveli - 17 vide it's No. 756/2021 on 17/01/2021. Accordingly, as per the said Sale deed name of Vijaykumar Tirthram Sharma is recorded in the record of 7/12 extract as owner thereof.

Mutation entry No. 23523 shows that, Shriram Samrudhi Developers through its Partner Mahesh Sahebrao Gayake had purchased an area admeasuring 00 H 28.21 R out of the said property from Shailesh Gopalrao Mhaske by executing a registered Sale deed. The said Sale deed is registered in the office of Sub-Registrar Haveli - 8 vide it's No. 7700/2021 on 17/12/2021. Accordingly, as per the said Sale deed name of Shriram Samrudhi Developers through its Partner Mahesh Sahebrao Gayake is recorded in the record of 7/12 extract as owner thereof.



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Thereafter, Shriram Samrudhi Developers through its Partner Mahesh Sahebrao Gayake have preferred an application before Deputy Superintendent of Land Records, Pune for carrying out Demarcation of the said property. Accordingly, Deputy Superintendent of Land Records, Pune had got demarcated the said property on 14/03/2022 and had issued Demarcation Certificate by its No. 5799/2022.

Thereafter, Shriram Samruddhi Developers through its Partner Mahesh Gayake had purchased an area admeasuring 00 H 11.64 R from Vijaykumar Tirthram Sharma through Power of Attorney Holder Jitendra Vijaykumar Sharma by registered Sale Deed. The said Sale Deed was registered in the office of Sub-Registrar Haveli no. 18, noted at serial no. 13237/2023 on 30/06/2023. Accordingly, as per the said Sale Deed name of Shriram Samruddhi Developers through its Partner Mahesh Gayake is yet to be recorded in the record of 7/12 extract of the said property.

Common History Relating To Survey No. 313/2/4 & 315/1

That Shriram Samruddhi Developers Through its Partner Mr. Mahesh Sahebrao Gayake and Others had amalgamated Survey no. 313/2/4 & Survey no. 315/1 and have got Plan Sanctioned from the office of Pimpri Chinchwad Municipal Corporation. Accordingly Pimpri Chinchwad Municipal Corporation had issued Commencement Certificated by its no. BP/Charholi/20/2023 on 21/02/2023.

That Shriram Samruddhi Developers Through its Partner Mr. Mahesh Sahebrao Gayake and Others have got converted the use of the Properties from Agriculture to non Agricultural purpose from the office of Upper Tahsildar, Pimpri Chinchwad. Accordingly Upper Tahsildar, Pimpri Chinchwad got converted land area admeasuring 3792.60 Sq. Mtrs in to Non Agricultural Residential purpose by deducting an area admeasuring 1792.79 Sq. Mtrs of Road & area admeasuring 199.61 Sq. Mtrs of Amenity Space out of total area admeasuring 5785.00 Sq. Mtrs from Survey no. 313/2/4 & Survey no. 315/1 by its order dated 27/02/2023 bearing order no. Jamin/NA/SR/125/2023.

3. Search report for 30 Years from 1994 to 2023 taken from Sub Registrar Haveli At Pune.

4. Any other relevant title

That, Mangal Ashok Lokare with the consent of Ashok Shamrao Lokare, Manisha Ashok Lokare (Name before Marriage) Manisha Kishore Yewale (Name after Marriage) & Sameer Ashok Lokare had



sold an area admeasuring 00 H 20 R i.e. 2000 Sq. Mtrs from the said property to Mahesh Sahebrao Gayake by registered Sale Deed. The said Sale Deed is registered in the office of Sub Registrar Haveli No. 18 noted at serial no. 6929/2020 on 21/07/2020. The said Sale Deed is coupled with Power of Attorney which is registered in the office of Sub Registrar Haveli No. 18 noted at serial no. 6930/2020 on 21/07/2020. Accordingly name of Mahesh Sahebrao Gayake is recorded in the record of 7/12 extract as owner thereof.

Mutation entry no. 23523 shows that, Shriram Samrudhi Developers through its Partner Mahesh Sahebrao Gayake had purchased an area admeasuring 00 H 28.21 R i.e. 2821 Sq. Mtrs out of the said property from Shailesh Gopalrao Mhaske by executing a registered Sale deed. The said Sale deed is registered in the office of Sub-Registrar Haveli - 8 vide it's No. 7700/2021 on 17/12/2021. Accordingly, as per the said Sale deed name of Shriram Samrudhi Developers through its Partner Mahesh Sahebrao Gayake is recorded in the record of 7/12 extract as owner thereof.

Thereafter, Shriram Samruddhi Developers through its Partner Mahesh Gayake had purchased an area admeasuring 00 H 11.64 R from Vijaykumar Tirthram Sharma through Power of Attorney Holder Jitendra Vijaykumar Sharma by registered Sale Deed. The said Sale Deed was registered in the office of Sub-Registrar Haveli no. 18, noted at serial no. 13237/2023 on 30/06/2023. Accordingly, as per the said Sale Deed name of Shriram Samruddhi Developers through its Partner Mahesh Gayake is yet to be recorded in the record of 7/12 extract of the said property.



SANCTIONS:

1. That Mahesh Sahebrao Gayake have preferred an application before Deputy Superintendent of Land Records, Pune for carrying out Demarcation of the property bearing Survey no. 313/2/4. Accordingly, Deputy Superintendent of Land Records, Pune had got demarcated the said property on 14/03/2022 and had issued Demarcation Certificate by its No. 5812/2022.
2. That Vijaykumar Tirthram Sharma have preferred an application before Deputy Superintendent of Land Records, Pune for carrying out Demarcation of the property bearing Survey no. 315/1. Accordingly, Deputy Superintendent of Land Records, Pune had got demarcated the said property on 14/03/2022 and had issued Demarcation Certificate by its No. 5811/2022.

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3. That Shriram Samrudhi Developers through its Partner Mahesh Sahebrao Gayake have preferred an application before Deputy Superintendent of Land Records, Pune for carrying out Demarcation of the property bearing Survey no. 315/1. Accordingly, Deputy Superintendent of Land Records, Pune had got demarcated the said property on 14/03/2022 and had issued Demarcation Certificate by its No. 5799/2022.
4. That Shriram Samruddhi Developers Through its Partner Mr. Mahesh Sahebrao Gayake and Others had amalgamated Survey no. 313/2/4 & Survey no. 315/1 and have got Plan Sanctioned from the office of Pimpri Chinchwad Municipal Corporation. Accordingly Pimpri Chinchwad Municipal Corporation had issued Commencement Certificated by its no. BP/Charholi/20/2023 on 21/02/2023.
5. That Shriram Samruddhi Developers Through its Partner Mr. Mahesh Sahebrao Gayake and Others have got converted the use of the Properties from Agriculture to non Agricultural purpose from the office of Upper Tahsildar, Pimpri Chinchwad. Accordingly Upper Tahsildar, Pimpri Chinchwad got converted land area admeasuring 3792.60 Sq. Mtrs in to Non Agricultural Residential purpose by deducting an area admeasuring 1792.79 Sq. Mtrs of Road & area admeasuring 199.61 Sq. Mtrs of Amenity Space out of total area admeasuring 5785.00 Sq. Mtrs from Survey no. 313/2/4 & Survey no. 315/1 by its order dated 27/02/2023 bearing order no. Jamin/NA/SR/125/2023.

5. Litigations if any.

I have caused an online litigation search through the online portal named ecourts.gov.in in respect of litigation filed by or against Mahesh Sahebrao Gayake and Shriram Samrudhi Developers Through Its Partner Mahesh Sahebrao Gayake and in pursuance thereof and it seems that no litigations are filed by or against Mahesh Sahebrao Gayake & Shriram Samrudhi Developers Through Its Partner Mahesh Sahebrao Gayake.

Date: 01/07/2023



ADVOCATE

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