

Dinesh Ghadge

Advocate

Flat no. E – 403 Madhuvanti, Nanded City Pune 411041

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

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land at Gat Nos. 205 and 206 totally admeasuring about 2892 sq. mtr. Village Dudulgaon, Taluka Haveli within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune. **(hereinafter referred as the said land)**

I have investigated the title of the said land on the request of M/s. Blusky Realty LLP and Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar and following documents:

1. DESCRIPTION OF THE PROPERTY:

- A) All that piece and parcel land admeasuring about 1775.69 sq. mtr. out of Gat No. 205 total admeasuring about 64R, Village Dudulgaon, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows :
- | | |
|---------------------|---|
| On or towards East | : by property of Gat No. 204 belonging to Mr. Dnyaneshwar Talekar and Others |
| On or towards West | : by property of Gat No. 206 belonging to Mr. Sagar Talekar and Others |
| On or towards South | : by remaining property of Gat No. 205 belonging to Mr. Kaustubh Talekar and Others |
| On or towards North | : by property of Gat No. 205 belonging to M/s. Rajshri Landmarks |
- B) All that piece and parcel land admeasuring about 1116.30 sq. mtr. out of Gat No. 206 total admeasuring about 72 R, Village Dudulgaon, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:
- | | |
|---------------------|---|
| On or towards East | : by property of Gat No. 205 belonging to Mr. Sagar Talekar & others and property belonging to Kaustub Talekar and others |
| On or towards West | : by 18 Mtr. PCMC Road |
| On or towards South | : by remaining Property of Gat No. 206 |
| On or towards North | : by property of Gat No. 206 belonging to Rajshri Landmarks |

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 7/12 extract and following Mutation Entries mentioned.
- 2.2 Partition Deed dated 13.10.2017 which is duly registered in the office of the Sub Registrar Haveli No. 14, at Serial No. 8826/2017 between Mr. Baban Laxman Talekar and others.

- 2.3 Release Deed dated 05.03.2019 which is duly registered in the office of Sub Registrar Haveli no. 26, at Serial No. 3297/2019 by Mr. Baban Laxman Talekar and others in favour of Mr. Tanhaji Baban Talekar.
- 2.4 Sale Deed dated 04.11.2020 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 12164/2020 by Mr. Tanhaji Baban Talekar in favour of Mrs. Gayatri Anil Adhav and Mrs. Suryatapa Pratap Gurav.
- 2.5 Sale Deed dated 31.03.2021 which is duly registered in the office of Sub Registrar Haveli no. 18, at Serial No. 8455/2021 by Mr. Kantaram Baburao Talekar and others in favour of M/s. Rajashree Landmarks LLP
- 2.6 Sale Deed dated 03.06.2021, which is duly registered in the office of Sub Registrar Haveli no. 18, at Serial No. 8458/2021 by Mr. Kantaram Baburao Talekar and others in favour of Mr. Vijay Nivrutti Raskar and others.
- 2.7 Partition Deed dated 22.02.2022 which is duly registered in the office of the Sub Registrar Haveli No. 14, at Serial No. 2012/2022 between Miss. Nirmala Hanumanth Talekar and others.
- 2.8 Exchange Deed dated 28.02.2022 which is duly registered in the office of Sub Registrar Haveli no. 24, at Serial No. 2752/2022 between M/s. Rajashree Landmarks LLP and Mr. Hanumanth Laxman Talekar and others.
- 2.9 Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2040/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP
- 2.10 Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2041/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP.
- 2.11 Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2036/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP.
- 2.12 Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2037/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP.
- 2.13 Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1888/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP.
- 2.14 Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2034/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP.
- 2.15 Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2052/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP

- 2.16 Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2054/2022 by Mr. Hanumanth Laxman Talekar and others in favour of M/s. Blusky Realty LLP.
- 2.17 Commencement Certificate dated 13.12.2023 bearing no. B.P./Dudulgaon/74/2023 issued by Pimpri Chinchwad Municipal Corporation.
- 2.18 N. A. Order dated 26.12.2023, in case no. Jamin/NA/SR/618/2023, issued by Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune.
3. Search report for 30 years from 1994 till 2024.

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 M/s. Blusky Realty LLP has partly acquired development rights and Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar (partners of M/s. Blusky Realty LLP) partly became absolute owner of land admeasuring about 1775.69 sq. mtr. out of Gat No. 205 and land admeasuring about 1116.30 sq. mtr. out of Gat No. 206 i.e. said land and the title of said land is clean, clear and marketable.

4. **OWNER/PROMOTER OF THE LAND:**

The said land belongs to Mr. Vijay Nivrutti Raskar, Mr. Kaustubh Sukhadev Talekar, Mr. Hanumanth Laxman Talekar, Mr. Sagar Hanumanth Talekar, Mrs. Nirmala Suresh Bhagwat, Mrs. Vaishali Navnath Gaikwad, Late Manisha Dinesh Sable through legal heirs Mr. Dinesh Madhukar Sabale for self and through natural guardian of Miss. Dnyaneshwari Dinesh Sabale, Mr. Dinesh Madhukar Sabale, Mrs. Dnyaneshwari Dinesh Sabale and Miss. Swati Hanumanth Talekar alias Mrs. Swati Anil Bajare and Mrs. Vimal Hanumant Talekar.

5. The report reflecting the flow of the title of the M/s. Blusky Realty LLP Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar on the said land is enclosed herewith as annexure.

Date: 09.01.2024

Encl : Annexure



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1. FLOW OF TITLE OF THE SAID LAND:

Gat No. 205 admeasuring about 1771.69 sq. mtr.

- 1.1 That the land bearing Gat No. 205 admeasuring about 65R belonged to Mr. Babu Maruti Talekar prior to the year 1992. However old revenue record is not provided for my verification.
- 1.2 That thereafter the said Mr. Babu Maruti Talekar died on 10.03.1992 leaving behind Mr. Shrimant Baburao Talekar (son), Mr. Kantaram Baburao Talekar (son), Mr. Govind Baburao Talekar (son), Smt. Housabai Chindaji Bhumkar (daughter), Smt. Shantabai Dagadu Talekar (daughter in law), Mr. Hiranman Dagadu Talekar (grandson), Mr. Narayan alias Taraman Dagadu Talekar (grandson), Mrs. Sulachana Namdeo Gore (granddaughter), Smt. Sushila Balasaheb Talekar (daughter in law) and Mr. Ganesh Balasaheb Taleka (grandson) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 821. However, aforesaid Mutation Entry is not provided for my verification.
- 1.3 That thereafter the said Mr. Govind Baburao Talekar died on 15.09.1990 leaving behind Mr. Dilip Govind Talekar (son), Mr. Sharad Govind Talekar (son), Mr. Rajesh Govind Talekar (son) and Smt. Kamal Govind Talekar (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 1664.
- 1.4 That thereafter the said Mr. Narayan alias Taraman Dagadu Talekar died on 19.05.2011 leaving behind Mr. Swapnil Narayan alias Taraman Talekar (son), Miss. Rutuja Narayan alias Taraman Talekar (daughter) and Smt. Kalpana Narayan alias Taraman Talekar (wife) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2221.
- 1.5 That thereafter the said Mr. Kantaram Baburao Talekar, Mr. Shreemant Baburao Talekar, Mr. Dilip Govind Talekar, Mr. Rajesh Govind Talekar, Mr. Sharad Govind Talekar, Mrs. Kamal Govind Talekar, Smt. Shantabai Dagadu Talekar, Mrs. Sulochana Namdev-Gore, Smt. Sushila Balasaheb Talekar, Mr. Ganesh Balasaheb Taleka, Smt. Kalpana Narayan alias Taraman Talekar for self and as natural guardian of Mr. Swapnil Narayan alias Taraman Talekar, Miss. Rutuja Narayan alias Taraman Talekar alias Rutuja Kiran Jadhav, Smt. Housabai Chindaji Bhumkar and Mr. Hiranman Dagadu Talekar with consent of Mr. Rahul Hiranman and 40 others sold the land admeasuring about 17.6948R bearing Gat no. 205 to M/s. Rajashree Landmarks LLP, vide Sale Deed dated 31.03.2021 which is duly registered in the office of Sub Registrar Haveli no. 18, at Serial No. 8455/2021. In furtherance of the same name of M/s. Rajashree Landmarks LLP was mutated on the 7/12 extract vide Mutation Entry No. 3207. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3207.

- 1.6 That said M/s. Rajashree Landmarks LLP exchanged land admeasuring about 404.69 sq. mt. out of land admeasuring about 17.6948R bearing Gat No. 205 with Mr. Hanumanth Laxman Talekar, Mr. Sagar Hanumanth Talekar, Miss. Nirmala Hanumant Talekar alias Mrs. Nirmala Suresh Bhagwat, Miss. Vaidhali Hanumant Talekar alias Mrs. Vaishali Navnath Gaikwad, Miss. Swati Hanumant Talekar alias Mrs. Swati Anil Bajare, Late Manish Dinesh Sable through legal heirs Mr. Dinesh Madhukar Sabale for self and as nature guardian of Mrs. Dnyaneshwari Dinesh Sabale vide Exchange Deed dated 28.02.2022, which is duly registered in the office of Sub Registrar Haveli no. 24, at Serial No. 2752/2022. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3282. However, land admeasuring about 404.69 sq. mt is wrongly mentioned as land admeasuring about 404.49 in the description of the property in the aforesaid Exchange Deed.
- 1.7 That thereafter the said Mr. Hanumanth Laxman Talekar, Mr. Sagar Hanumanth Talekar, Mrs. Nirmala Suresh Bhagwat, Mrs. Vaishali Navnath Gaikwad, Late Manisha Dinesh Sable through legal heirs Mr. Dinesh Madhukar Sabale for self and through natural guardian of Miss. Dnyaneshwari Dinesh Sabale and Mrs. Swati Anil Bajare assigned development rights of the land admeasuring about 404.69 sq. mt. out of land admeasuring about 17.6948R bearing Gat No. 205 in favour of M/s. Blusky Realty LLP, vide Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2040/2022 and Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2041/2022.
- 1.8 That in consideration of the aforesaid Development Agreement the said M/s. Blusky Realty LLP agreed to allot constructed premises admeasuring about 226.62 sq. mt. in favour of Mr. Sagar Hanumanth Talekar.
- 1.9 That in the aforesaid manner M/s. Blusky Realty LLP acquired development rights of the land admeasuring about 404.69 sq. mt. out of land admeasuring about 17.6948R bearing Gat No. 205.
- 1.10 That thereafter the said Mr. Kantaram Baburao Talekar, Mr. Shrimant Baburao Talekar, Mr. Dilip Govind Talekar, Mr. Rajesh Govind Talekar, Mr. Sharad Govind Talekar, Smt. Kamal Govind Talekar, Smt. Shantabai Dagadu Talekar, Mrs. Solochana Namdev Gore, Smt. Sushila Balasaheb Talekar, Mr. Ganesh Balasaheb Talekar, Smt. Kalpana Narayan alias Taraman Talekar for self and as natural guardian of Master Swapnil Narayan alias Taraman Talekar, Miss. Rutuja Narayan alias Taraman Talekar alias Mrs. Rutuja Kiran Jadhav, Smt. Haousabai Chaindhaji Bhumkar and Mr. Hiranman Dagadu Talekar with consent of Mr. Rahul Hiranman Talekar and 40 others sold land admeasuring about 41.55R bearing Gat no. 205 to Mr. Vijay Nivrutti Raskar, Mr. Kaustubh Sukhadev Talekar and Mr. Tanhaji Baban Talekar vide Sale Deed dated 03.06.2021, which is duly registered in the office of Sub Registrar Haveli no. 18, at Serial No. 8458/2021. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3162.
- 1.11 That thereafter partition took place between Mr. Vijay Nivrutti Raskar, Mr. Kaustubh Sukhadev Talekar and Mr. Tanhaji Baban Talekar. In furtherance of the same land admeasuring about 13.71R out of land admeasuring about 41.55R bearing Gat no. 205 came to the share of Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar vide Partition Deed dated 02.12.2022, which is duly registered in the office of the Sub Registrar Haveli No. 14, at Serial No. 14108/2022 and accordingly their name were

mutated on 7/12 extract vide mutation entry no. 3577. However, aforesaid Partition Deed and mutation entry is not provided for my verification.

- 1.12 That in the aforesaid manner Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar (partners of M/s. Blusky Realty LLP) partly became absolute owner and M/s. Blusky Realty LLP partly acquired development rights of the aforesaid land.

OTHER TRANSACTIONS:

- 1.13 That thereafter the said Mr. Hiranman Dagadu Talekar for self and as Power of Attorney holder of Smt. Kalpana Narayan alias Taraman Talekar for self and as natural guardian of Master Swapnil Narayan alias Taraman Talekar, Miss. Rutuja Narayan alias Taraman Talekar alias Mrs. Rutuja Kiran Jadhav, Smt. Shantabai Dagadu Talekar, Miss. Priyanka Hiranman Talekar alias Mrs. Priyanka Machindra Alhat, Mr. Rahul Hiranman Talekar, Smt. Chaya Hiranman Talekar, Mrs. Sulochana Namdev Gore, Mr. Kantaram Baburao Talekar, Mr. Santosh Kantaram Talekar for self and as Power of Attorney holder of Mr. Kantaram Baburao Talekar, Mrs. Kausabai Kantaram Talekar, Mr. Atish Kantaram Talekar for self and as natural guardian of Master Rudra Attish Talekar and Miss. Swara Atish Talekar, Mrs. Sarika Atish Talekar, Mrs. Kunda Santosh Talekar, Master Yash Santosh Talekar, Miss. Manasi Santosh Talekar both through natural guardian Mr. Santosh Kantaram Talekar, Mrs. Sunita Kailas Pingale, Mrs. Anita Rajendra Chakankar, Mrs. Kalpana Pandurang Satav, Mrs. Nirmala Sadashiv Karape, Mrs. Manisha Rohidas Dayarkar, Mrs. Sushma Sampat Zagade, Mr. Maruti Shreemant Talekar for self and as Power of Attorney holder of Mr. Shreemant Baburao Talekar, Mrs. Sarubai Shreemant Talekar, Mr. Sampat Shreemant Talekar for self and as natural guardian of Rutvik Sampat Talekar, Mrs. Savita Shreemant Talekar, Mrs. Asha Maruti Talekar, Mr. Rohit Maruti Talekar, Mrs. Dhanashree Rohit Talekar, Mr. Chetan Maruti Talekar, Mr. Ketan Sampat Talekar, Mrs. Kalavati Dilip Raskar, Mr. Dilip Govind Talekar for self and as Power of Attorney holder of Mrs. Kamal Govind Talekar, Mr. Sharad Govind Talekar for self and as natural guardian of Master Dnyanesh Sharad Talekar and Mr. Kalpesh Sharad Talekar, Mrs. Rupali Sharad Talekar, Mr. Rajesh Govind Talekar for self and as natural guardian of Master Gandharv Rajesh Talekar and Miss. Revati Rajesh Talekar, Mrs. Shnehal Rajesh Talekar, Mrs. Vandana Dilip Talekar, Master Swanand Dilip Talekar and Miss. Minakshi Dilip Talekar both through natural guardian Mr. Dilip Govind Talekar, Mr. Ganesh Balasaheb Talekar for self and as Power of Attorney holder of Mr. Sushil Balasaheb Talekar, Mrs. Manish Ganesh Talekar, Master Om Ganesh Talekar and Ovi Ganesh Talekar both through natural guardian Mr. Ganesh Balasaheb Talekar and Mrs. Hausabai Chindhaji Bhumkar through Power of Attorney holder Mr. Hiranman Dagadu Talekar, Mr. Santosh Kantaram Talekar, Mr. Maruti Shreemant Talekar, Mr. Dilip Govind Talekar and Mr. Ganesh Balasaheb Talekar exchanged land admeasuring about 5.76R out of Gat No. 205 with Mrs. Gayatri Anil Yadav and Mrs. Suryatapa Pratap Gurav, vide Exchange Deed dated 09.02.2021 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2595/2021. In furtherance of the same names of Mrs. Gayatri Anil Yadav and Mrs. Suryatapa Pratap Gurav were mutated on the 7/12 extract vide Mutation Entry No. 3103. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3103.

Gat No. 206 admeasuring about 1116.30 sq. mtr.

- 1.14 That the land bearing Gat No. 206 admeasuring about 72R belonged to Mr. Laxman Tukaram Talekar prior to the year 1992. However old revenue record is not provided for my verification.

- 1.15 That thereafter the said Mr. Laxman Tukaram Talekar died on 28.08.1984 leaving behind Mr. Baban Laxman Talekar (son), Mr. Hanumant Laxman Talekar (son), Mr. Shivaji Laxman Talekar (son), Mrs. Nathabai Rajaram Gaikwad (daughter), Mrs. Geetabai Janardhan Tilekar (daughter), Mrs. Housabai Nathu Tilekar (daughter), Mrs. Sitabai Namdeo Bhagwat (daughter) and Mrs. Kamalbai Tukaram Borate (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 194.
- 1.16 That thereafter said Mr. Baban Laxman Talekar, Mr. Hanumant Laxman Talekar, Mr. Shivaji Laxman Talekar, Late Mrs. Nathabai Rajaram Gaikwad through Legal heirs Sitaram Rajaram Gaikwad, Mr. Ramdas Rajaram Gaikwad, Mrs. Anjanabai Rajaram Adhav, Sou. Kusum Dashtrah Raskar, Mrs. Geetabai Janardhan Tilekar, Mrs. Housabai Nathu Tilekar, Mrs. Sitabai Namdeo Bhagwat and Kamalbai Tukaram Borate released their share in the Gat no. 206 in favour of Mr. Baban Laxman Talekar, Mr. Hanumant Laxman Talekar and Mr. Shivaji Laxman Talekar vide Release Deed dated 10.03.2008, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 13641/2008. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 1239.
- 1.17 That thereafter the same Mr. Baban Laxman Talekar, Mr. Hanumant Laxman Talekar and Mr. Shivaji Laxman Talekar have handed over land admeasuring about 26.37R to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 31.07.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7852/2010. In furtherance of the same name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract vide Mutation Entry No. 1536. However aforesaid document not provided for my verification.
- 1.18 That thereafter partition took place between Mr. Baban Laxman Talekar, Late Kalpana Shivaji Pingle through legal heirs Mr. Vivek Shivaji Pingale, Mrs. Reshma Shreekant Vidhate, Mrs. Kajal Shivaji Pingale, Mrs. Surekha Vitthal Kudale, Mrs. Ujjwala Shankar Pawar, Mr. Tanhaji Baban Talekar, Mrs. Bharati Santosh Borate, Mr. Hanumant Laxman Talekar, Mrs. Nirmala Suresh Bhagwat, Mrs. Vaishali Navnath Gaikwad, Mrs. Manisha Dinesh Sable, Mr. Sagar Hanumanth Talekar, Mrs. Swati Anil Bajare, Mr. Shivaji Laxman Talekar, Mr. Kafinath Shivaji Talekar, Mrs. Seema Kafinath Bhujbal and Mrs. Rupali Shankar Burde vide Partition Deed dated 13.10.2017 which is duly registered in the office of the Sub Registrar Haveli No. 14, at Serial No. 8826/2017. In furtherance of the same land admeasuring about 1520.875 sq. mt. out of Gat no. 206 came to the share of Mr. Hanumant Laxman Talekar, Mrs. Nirmala Suresh Bhagwat, Mrs. Vaishali Navnath Gaikwad, Mrs. Manisha Dinesh Sable, Mr. Sagar Hanumanth Talekar and Mrs. Swati Anil Bajare. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2709 and 2743.
- 1.19 That thereafter partition took place between Miss. Nirmala Hanumanth Talekar alias Mrs. Nirmala Suresh Bhagwat, Miss. Vaishali Hanumanth Talekar alias Mrs. Vaishali Navnath Gaikwad, Dinesh Madhukar Sabale, Miss. Swati Hanumanth Talekar alias Mrs. Swati Anil Bajare, Mr. Hanumanth Laxman Talekar and Mr. Sagar Hanumanth Talekar vide Partition Deed dated 22.02.2022 which is duly registered in the office of the Sub Registrar Haveli No. 14, at Serial No. 2012/2022. In furtherance of the same land admeasuring about 15.21R out of Gat No. 206 came to the share of Mr. Sagar Hanumanth Talekar. However, mutation entry pertaining to same is not provided for my verification.

1.20 That thereafter the said Mr. Hanumanth Laxman Talekar, Mrs. Vimal Hanumanth Talekar, Mr. Sagar Hanumanth Talekar, Miss. Nirmala Hanumanth Talekar alias Mrs. Nirmala Suresh Bhagwat, Miss. Vaishali Hanumanth Talekar alias Mrs. Vaishali Navnath Gaikwad, Late Manisha Dinesh Sable through legal heirs Mr. Dinesh Madhukar Sabale for self and through natural guardian of Miss. Dnyaneshwari Dinesh Sabale, Miss. Swati Hanumanth Talekar alias Mrs. Swati Anil Bajare assigned development rights of land admeasuring about 372.10 sq. mt. out of land admeasuring about 15.21R bearing Gat no. 206 in favour of M/s. Blusky Realty LLP, vide Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2036/2022 and Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2037/2022.

1.21 That in consideration of the aforesaid Development Agreement the said M/s. Blusky Realty LLP agreed to allot constructed premises admeasuring about 301.95 sq. mt. in favour of following land owners:

Land Owner Name	Residential Area	Non - Residential Area
Mr. Sagar Hanumanth Talekar	78.97 sq.mtr	74.33 sq.mtr
Mr. Hanumant Laxman Talekar	148.65 sq.mtr	
	327.62 sq.mtr	74.33 sq.mtr
Total	301.95 sq.mtr	

1.22 That thereafter the said Mr. Hanumanth Laxman Talekar, Mrs. Vimal Hanumanth Talekar, Mr. Sagar Hanumanth Talekar, Miss. Nirmala Hanumanth Talekar alias Mrs. Nirmala Suresh Bhagwat, Miss. Vaishali Hanumanth Talekar alias Mrs. Vaishali Navnath Gaikwad, Late Manisha Dinesh Sable through legal heirs Mr. Dinesh Madhukar Sabale for self and through natural guardian of Miss. Dnyaneshwari Dinesh Sabale, Miss. Swati Hanumanth Talekar alias Mrs. Swati Anil Bajare assigned development rights of land admeasuring about 372.10 sq. mt. out of land admeasuring about 15.21R bearing Gat no. 206 in favour of M/s. Blusky Realty LLP, vide Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 1888/2022 and Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2034/2022.

1.23 That in consideration of the aforesaid Development Agreement the said M/s. Blusky Realty LLP agreed to allot constructed premises admeasuring about 320.51 sq. mt. in favour of following land owners.

Land Owner Name	Residential Area	Non - Residential Area
Mr. Sagar Hanumanth Talekar	171.87 sq.mtr	65.03 sq.mtr
Miss. Nirmala Hanumanth Talekar alias Mrs. Nirmala Suresh Bhagwat	55.74 sq.mtr	27.87 sq.mtr
	227.61 sq.mtr	92.9 sq.mtr
Total	320.51 sq.mtr	

1.24 That thereafter the said Mr. Hanumanth Laxman Talekar, Mrs. Vimal Hanumanth Talekar, Mr. Sagar Hanumanth Talekar, Miss. Nirmala Hanumanth Talekar alias Mrs. Nirmala Suresh Bhagwat, Miss. Vaishali Hanumanth Talekar alias Mrs. Vaishali Navnath Gaikwad, Late Manisha Dinesh Sable through legal heirs Mr. Dinesh Madhukar Sabale for self and through natural guardian of Miss. Dnyaneshwari Dinesh Sabale, Miss. Swati Hanumanth Talekar alias Mrs. Swati Anil Bajare assigned development rights of land admeasuring about 372.10 sq. mt. out of land admeasuring about 15.21R

bearing Gat no. 206 in favour of M/s. Blusky Realty LLP, vide Development Agreement dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2052/2022 and Power of Attorney dated 18.02.2022 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2054/2022.

- 1.25 That in consideration of the aforesaid Development Agreement the said M/s. Blusky Realty LLP agreed to allot constructed premises admeasuring about 320.54 sq. mt. in favour of following land owners:

Land Owner Name	Residential Area	Non - Residential Area
Mr. Sagar Hanumanth Talekar	171.87 sq.mtr	65.03 sq.mtr
Miss. Vaishali Hanumanth Talekar alias Mrs. Vaishali Navnath Gaikwad		27.88 sq.mtr
Miss. Swati Hanumanth Talekar alias Mrs. Swati Anil Bajare	55.74 sq.mtr	
	227.61 sq.mtr	92.9 sq.mtr
Total		320.51 sq.mtr

- 1.26 That in the aforesaid manner M/s. Blusky Realty LLP acquired development rights of the aforesaid land.

OTHER TRANSACTIONS:

- 1.27 That thereafter the said Mr. Shivaji Laxman Talekar with consent of Mr. Kanifnath Shivaji Talekar, Mrs. Seema Kanifnath Bhujbal and Mrs. Rupali Shankar Burde sold the land admeasuring about 464.68 sq. mt. out of Gat No. 206 to Mr. Baliram Nanabhau Gonate and Mr. Sandip Nanabhau Gonate vide Sale Deed dated 07.04.2017 which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6268/2017. In furtherance of the same names of Mr. Baliram Nanabhau Gonate and Mr. Sandip Nanabhau Gonate were mutated on the 7/12 extract vide Mutation Entry No. 2631. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 2631.
- 1.28 That thereafter said Mr. Baban Laxman Talekar, Late Kalpana Shivaji Pingle through legal heirs Mr. Vivek Shivaji Pingle, Mrs. Reshma Shreekant Vidhate, Mrs. Kajal Shivaji Pingle, Mrs. Surekha Vithal Kudale, Mrs. Ujjwala Shankar Pawar and Mrs. Bharati Santosh Borate released share in the at Gat No. 206 along with other properties in favour of Mr. Tanhaji Baban Talekar, vide Release Deed dated 05.03.2019 which is duly registered in the office of Sub Registrar Haveli no. 26, at Serial No. 3297/2019. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 2982.
- 1.29 That thereafter the said Mr. Tanhaji Baban Talekar with consent of Mr. Abhijeet Tanhaji Talekar and Mr. Aditya Tanhaji Talekar sold the land admeasuring about 9.21R out of Gat No. 206 to Mrs. Gayatri Anil Adhav and Mrs. Suryatapa Pratap Gurav vide Sale Deed dated 04.11.2020 which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 12164/2020. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 3057.

2. **POSSESSION:**

It appears from the documentary records that M/s. Blusky Realty LLP, Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar is having true and legal possession of the said property.

3. **SANCTION PLAN:**

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 13.12.2023 bearing no. B.P./Dudulgaon/74/2023. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

4. **N. A. PERMISSION:**

That the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune granted permission for the Non Agricultural use of the part of the said land, vide its Order dated 26.12.2023, in case no. Jamin/NA/SR/618/2023.

5. **ENCUMBRANCES:**

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Blusky Realty LLP has partly acquired development rights and Mr. Vijay Nivrutti Raskar and Mr. Kaustubh Sukhadev Talekar (partners of M/s. Blusky Realty LLP) partly became absolute owner of land admeasuring about 1775.69 sq. mtr. out of Gat No. 205 and land admeasuring about 1116.30 sq. mtr. out of Gat No. 206 i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 09.01.2024



Dinesh Ghadge
DINESH GHADGE
Advocate



CHALLAN
MTR Form Number-6



GRN	MH013728649202324E	BARCODE	[Barcode]		Date	09/01/2024-19:03:42	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID / TAN (If Any)				
	Other Items			PAN No.(If Applicable)				
Office Name	HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name	ADVOCATE DINESH GHADGE			
Location	PUNE			Flat/Block No.	GAT NO. 205 AND 206			
Year	2023-2024 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street	DUDULGAON			
0030072201	SEARCH FEE		750.00	Area/Locality	HAVELI PUNE			
				Town/City/District				
				PIN				
				Remarks (If Any)	SEARCH FOR 30 YEARS			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024010915793	736659009	
Cheque/DD No.				Bank Date	RBI Date	09/01/2024-19:04:36	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.