

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land admeasuring about 00 H 77.5 R i.e. 7750 sq. mtr. out of Gat No. 72/1 total admeasuring about 7H 59 R, Village Chikhali, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation District Pune:

I have investigated the title of the said land on the request of M/s. Primal Pride LLP and following documents:

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel land admeasuring about 00 H 77.5 R i.e. 7750 sq. mtr. out of Gat No. 72/1 total admeasuring about 7H 59 R, Village Chikhali, 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 Gat No. 95^d
On or towards South : By 24 mtr Road
On or towards West : By Remaining land out of Gat No. 72/1
On or towards North : By Gat No. 94

(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 Mutation Entries
- 2.2 Release Deed
- 2.3 Partition Deed
- 2.4 Development Agreement
- 2.5 Power of Attorney
- 2.6 Sale Deed
- 2.7 Cancellation Deed
- 2.8 Order dated 03.07.2018 passed in Regular Civil Suit No. 20/2015.
- 2.9 Commencement Certificate
- 2.10 N. A. Order

3. Search report for 30 years from 1994 till 2023.

4. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Primal Pride LLP to the land admeasuring about 00 H 77.5 R i.e. 7750 sq. mtr. out of Gat No. 72/1 i.e. said land is valid, clean, clear and marketable.

5. OWNER/PROMOTER OF THE LAND:

The said land is owned by M/s. Primal Pride LLP.

6. The report reflecting the flow of the title of the M/s. Primal Pride LLP on the said land is enclosed herewith as annexure.

Date: 31.05.2023



Dinesh Ghadge
DINESH GHADGE
Advocate
For Legal Realty LLP

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land bearing land Gat No. 72/1 admeasuring about 7H 59R belonged to Mr. Bala Ramaji Alhat prior to the year 1946.
- 1.2 That according to application of Mr. Bala Ramaji Alhat name of Mr. Pandurang Bala Alhat for 3 Anna 3 Paisa, Mr. Sadashiv Bala Alhat for 3 Anna 3 Paisa, Mr. Dhondiba Bala Alhat for 3 Anna 2 Paisa, Mr. Ramchandra Bala Alhat for 3 Anna 2 Paisa and Mr. Vasudev Bala Alhat for 3 Anna 2 Paisa mutated on the 7/12 extract vide Mutation Entry No. 248.
- 1.3 That Mr. Krushna Sadashiv Alhat and others have handed over land admeasuring about 15600 sq. mtr. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 12.05.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4980/2010. In furtherance of the same name of Pimpri Chinchwad Municipal Corporation mutated on 7/12 extract vide Mutation Entry No. 19586.
- 1.4 That Mr. Krushna Sadashiv Alhat and others have handed over land admeasuring about 5254 sq.mtr to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 29.07.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7732/2010. In furtherance of the same name of Pimpri Chinchwad Municipal Corporation mutated on 7/12 extract vide Mutation Entry No. 20082.

Mr. Pandurang Bala Alhat Share

- 1.5 That thereafter the said Mr. Pandurang Bala Alhat died on 03.02.1981 leaving behind Mr. Raghunath Pandurang Alhat, Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale and Mrs. Aruna Pandurang Alhat alias Aruna Dhondiba Lokhande as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 15745.
- 1.6 That thereafter said Mrs. Dwarkabai Abaji Tilekar & Mrs. Laxmibai Ranganath Tilekar released their share in the at Gat No. 72/1 admeasuring about 7H 59R alongwith other property in favour of Mr. Raghunath Pandurang Alhat, Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, Mr. Dhondiba Bala Alhat, Mr. Ramchandra Bala Alhat and Mr. Vasudev Bala Alhat vide Release Deed dated 27.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2776/2014.
- 1.7 That thereafter partition took place between Mr. Raghunath Pandurang Alhat and others vide Partition Deed dated 15.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 9048/2014. In furtherance of the same land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Raghunath Pandurang Alhat, Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Dhondiba Bala Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Ramchandra Bala Alhat and land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Vasudev Bala Alhat. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 26585.

- 1.8 That thereafter the said Mrs. Aruna Pandurang Alhat alias Aruna Dhondiba Lokhande filed Regular Civil Suit No. 20/2015 against Mr. Raghunath Pandurang Alhat and others for Partition. In furtherance of the same compromised took placed between them vide Order dated 03.07.2018 and land admeasuring about 25R out of Gat No. 72/1 given to Mrs. Aruna Pandurang Alhat alias Aruna Dhondiba Lokhande and same effect was mutated on 7/12 extract vide Mutation Entry No. 28965.
- 1.9 That thereafter the same Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale released their share in the at Gat No. 72/1 admeasuring about 7H 59R in favour of Mr. Raghunath Pandurang Alhat vide Release Deed dated 22.02.2016, which is duly registered in the office of Sub Registrar Haveli No. 26, at serial No. 1586/2016. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 32658.
- 1.10 That the said Mr. Raghunath Pandurang Alhat, Mrs. Kavita Prakash Bhukan, Mrs. Kirti Mangesh Jadhav, Mrs. Arti Sagar Kedari and Mrs. Ashwini Raghunath Alhat sold land sold land admeasuring about 40R out of Gat No. 72/1 to M/s. Sai Essen Developers vide Sale Deed dated 15.10.2016, which is duly registered in the office of Sub Registrar Haveli No. 17, at serial No. 6383/2016. In furtherance of the same name of M/s. Sai Essen Developers mutated on 7/12 extract vide Mutation Entry No. 28233.

Mr. Dhondiba Bala Alhat Share

- 1.11 That thereafter said Mrs. Dwarkabai Abaji Tilekar & Mrs. Laxmibai Ranganath Tilekar released their share in the at Gat No. 72/1 admeasuring about 7H 59R in favour of Mr. Raghunath Pandurang Alhat, Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, Mr. Dhondiba Bala Alhat, Mr. Ramchandra Bala Alhat and Mr. Vasudev Bala Alhat vide Release Deed dated 27.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2776/2014.
- 1.12 That thereafter partition took place between Mr. Raghunath Pandurang Alhat and others vide Partition Deed dated 15.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 9048/2014. In furtherance of the same land admeasuring about 66.27R out of Gat No. 72/1 came to the share of Mr. Raghunath Pandurang Alhat, Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Aruna Dhondiba Lokhande, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Dhondiba Bala Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Ramchandra Bala Alhat and land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Vasudev Bala Alhat. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 26585.
- 1.13 That the said Mr. Dhondiba Bala Alhat, Mr. Dattatray Dhondiba Alhat, Mr. Gorakhnath Dhondiba Alhat, Mr. Anil Dhondiba Alhat, Mr. Ramchandra Bala Alhat, Mr. Prakash Ramchandra Alhat, Mr. Kiran Ramchandra Alhat, Mr. Vasudev Bala Alhat, Mr. Rajesh Vasudev Alhat with the consent of Mr. Sachin Dattatray Alhat, Mr. Mangesh Dattatray Alhat, Mrs. Sumitra Gorakhnath Alhat, Mrs. Sangita Anil Alhat, Mrs. Anita Kiran Alhat, Mr. Aniket Kiran Alhat, Mrs. Durga Prakash Alhat, Mr. Omkar Rajesh Alhat, Mrs. Kamal Vasudev Alhat, Mrs. Hema Rajesh Alhat, Mr. Yogesh Gorakhnath Alhat and Mr. Tushar Gorakhnath Alhat assigned development rights of land admeasuring about 1H 20R out of Gat No. 72/1 in favour of M/s. Sai Essen Developers vide Development Agreement dated 23.07.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 5447/2015 and Power of Attorney dated 23.07.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 5448/2015 read with Supplementary Agreement dated 06.09.2018, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 6614/2018. That thereafter the aforesaid transaction was cancelled vide Cancellation Deed dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4559/2019.

- 1.14 That the said Mr. Dhondiba Bala Alhat, Mr. Dattatray Dhondiba Alhat, Mrs. Manda Dhondiba Alhat, Mr. Sachin Dattatray Alhat forself and through natural guardian of Kartik and Amruta, Mrs. Rohini Sachin Alhat, Mr. Mangesh Dattatray Alhat forself and through natural guardian of Swarali, Mr. Sarita Mangesh Alhat, Mr. Gorakhnath Dhondiba Alhat, Mrs. Sumitra Gorakhnath Alhat, Mr. Tushar Gorakhnath Alhat forself and through natural guardian of Prasad, Mr. Yogesh Gorakhnath Alhat forself and through natural guardian of Shoulk, Mrs. Ashwini Yogesh Alhat, Mr. Anil Dhondiba Alhat forself and through natural guardian of Shubham and Mrs. Sangita Anil Alhat sold land admeasuring about 37.50R out of Gat No. 72/1 to M/s. Sai Essen Developers vide Sale Deed dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4563/2019 and Power of Attorney dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4564/2019 read with Correction Deed dated 13.07.2020, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 11241/2020 on 16.10.2020 (Traced in Search). Correction for changes in boundaries.
- 1.15 That the said M/s. Sai Essen Developers sold the said land to M/s. Primal Pride LLP vide Sale Deed dated 21.11.2022, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 13283/2022. In furtherance of the same name of M/s. Primal Pride LLP mutated on 7/12 extract vide Mutation Entry No. 34481. However aforesaid mutation entry not provided for my verification.
- 1.16 That in the aforesaid manner the said M/s. Primal Pride LLP became the owner of the said land.
2. **OTHER TRANSACTION:**
- Mr. Ramchandra Bala Alhat Share**
- 2.1 That thereafter said Mrs. Dwarkabai Abaji Tilekar & Mrs. Laxmibai Ranganath Tilekar released their share in the at Gat No. 72/1 admeasuring about 7H 59R in favour of Mr. Raghunath Pandurang Alhat, Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, Mr. Dhondiba Bala Alhat, Mr. Ramchandra Bala Alhat and Mr. Vasudev Bala Alhat vide Release Deed dated 27.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2776/2014.
- 2.2 That thereafter partition took place between Mr. Raghunath Pandurang Alhat and others vide Partition Deed dated 15.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 9048/2014. In furtherance of the same land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Raghunath Pandurang Alhat, Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Dhondiba Bala Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Ramchandra Bala Alhat and land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Vasudev Bala Alhat. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 26585.
- 2.3 That the said Mr. Dhondiba Bala Alhat, Mr. Dattatray Dhondiba Alhat, Mr. Gorakhnath Dhondiba Alhat, Mr. Anil Dhondiba Alhat, Mr. Ramchandra Bala Alhat, Mr. Prakash Ramchandra Alhat, Mr. Kiran Ramchandra Alhat, Mr. Vasudev Bala Alhat, Mr. Rajesh Vasudev Alhat with the consent of Mr. Sachin Dattatray Alhat, Mr. Mangesh Dattatray Alhat, Mrs. Sumitra Gorakhnath Alhat, Mrs. Sangita Anil Alhat, Mrs. Anita Kiran Alhat, Mr. Aniket Kiran Alhat, Mrs. Durga Prakash Alhat, Mr. Omkar Rajesh Alhat, Mrs. Kamal Vasudev Alhat, Mrs. Hema Rajesh Alhat, Mr. Yogesh Gorakhnath Alhat and Mr. Tushar Gorakhnath Alhat assigned development rights of land admeasuring about 1H 20R out of Gat No. 71/1 in favour of M/s. Sai Essen Developers vide Development Agreement dated 23.07.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 5447/2015 and Power of Attorney dated 23.07.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 5448/2015. That thereafter the aforesaid transaction was cancelled vide Cancellation Deed dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4559/2019.

- 2.4 That thereafter the same Mrs. Radhika Madhukar Satav alias Mrs. Radhika Ramchand Alhat, Mrs. Suman Digambar Shinrkar alias Mrs. Suman Ramchandra Alhat, Mrs. Kalpana Ananda Tamhane alias Mrs. Kalpana Ramchandra Alhat, Mrs. Sonali Sandip Raut alias Mrs. Sonali Kiran Alhat, Mrs. Dipali Mangesh Dhadage alias Dipali Kiran Alhat and Mrs. Priyanka Prakash Alhat with the consent of Mr. Ramchandra Bala Alhat released their share in the at Gat No. 72/1 admeasuring about 7H 59R in favour of Mr. Kiran Ramchandra Alhat and Mr. Prakash Ramchandra Alhat vide Release Deed dated 09.11.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 9039/2015. In furtherance of the same their names were deleted from 7/12 extract vide Mutation Entry No. 29504.
- 2.5 That the said Mr. Ramchandra Bala Alhat died on 19.02.2017 leaving behind Mr. Kiran Ramchandra Alhat, Mr. Prakash Ramchandra Alhat, Mrs. Radhika Madhukar Satav alias Mrs. Radhika Ramchand Alhat, Mrs. Suman Digambar Shinrkar alias Mrs. Suman Ramchandra Alhat, Mrs. Kalpana Ananda Tamhane alias Mrs. Kalpana Ramchandra Alhat and Mrs. Sonali Sandip Raut alias Mrs. Sonali Kiran Alhat as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract vide Mutation Entry No. 28981.
- 2.6 That the said Mr. Kiran Ramchandra Alhat, Mr. Prakash Ramchandra Alhat, availed loan from Lonawala Sahakari Bank Ltd. by creating charge over the aforesaid land admeasuring about 1H 09R out of Gat No. 72/1, vide Mortgage Deed dated 06.10.2018, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7362/2018. (Traced in Search)
- 2.7 That the said Late. Ramchandra Bala Alhat through his legal heirs Mr. Kiran Ramchandra Alhat, Mr. Prakash Ramchandra Alhat, Mrs. Anita Kiran Alhat, Mr. Aniket Kiran Alhat, Mrs. Sonali Aniket Alhat, Mrs. Durga Prakash Alhat, Mr. Akshay Prakash Alhat and Mrs. Priyanka Prakash Alhat sold land admeasuring about 37.50R out of Gat No. 72/1 to M/s. Sai Essen Developers vide Sale Deed dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4562/2019 and Power of Attorney dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4565/2019 read with Correction Deed dated 13.07.2020, which is duly registered in the office of Sub Registrar haveli No. 14, at Serial No. 11239/2020. In furtherance of the same name of M/s. Sai Essen Developers mutated on 7/12 extract vide Mutation Entry No. 30436. (payment schedule changed)
- Mr. Vasudev Bala Alhat Share**
- 2.8 That thereafter said Mrs. Dwarkabai Abaji Tilekar & Mrs. Laxmibai Ranganath Tilekar released their share in the at Gat No. 72/1 admeasuring about 7H 59R in favour of Mr. Raghunath Pandurang Alhat, Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, Mr. Dhondiba Bala Alhat, Mr. Ramchandra Bala Alhat and Mr. Vasudev Bala Alhat vide Release Deed dated 27.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2776/2014.
- 2.9 That thereafter partition took place between Mr. Raghunath Pandurang Alhat and others vide Partition Deed dated 15.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 9048/2014. In furtherance of the same land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Raghunath Pandurang Alhat, Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Dhondiba Bala Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Ramchandra Bala Alhat and land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Vasudev Bala Alhat. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 26585.
- 2.10 That thereafter the said Mrs. Surekha Anil Tilekar alias Surekha Vasudev Alhat with the consent of Mr. Vasudev Bala Alhat released her share of Gat No. 72/1 alongwith other property in favour of Mr. Rajesh Vasudev Alhat vide Release Deed dated 06.11.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 9042/1015. (Traced in Search)

Alhat and land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Vasudev Bala Alhat. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 26585.

- 2.18 That the said M/s. Maruti Construction purchased TDR admeasuring about 1208 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0592 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 09.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 9163/2010. (Traced in Search)
- 2.19 That the said M/s. Siddhivinayak Developers purchased TDR admeasuring about 554.06 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0592 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 07.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 9082/2010. (Traced in Search)
- 2.20 That the said M/s. Siddhivinayak Developers purchased TDR admeasuring about 129.13 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0592 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 07.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 9081/2010. (Traced in Search)
- 2.21 That the said M/s. Ashwarya Construction purchased TDR admeasuring about 170 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0559 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 03.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 8956/2010. (Traced in Search)
- 2.22 That the said Mr. Vilas Pandurang Gawade (HUF) purchased TDR admeasuring about 80 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0559 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 20.07.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 7492/2010. (Traced in Search)
- 2.23 That the said M/s. OBS Properties purchased TDR admeasuring about 2832.13 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0592 & 0593 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 20.09.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 9481/2010 on 23.09.2010. (Traced in Search)
- 2.24 That the said M/s. Mount Vert Associates purchased TDR admeasuring about 624 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0594 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 19.10.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 10378/2010. (Traced in Search)
- 2.25 That the said M/s. Shivam Realties purchased TDR admeasuring about 30.68 sq. mtr. out of Gat No. 72/1 (part) bearing DRC No. 0593 from Mr. Krushna Sadashiv Alhat and others vide Agreement dated 19.01.2011, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 621/2011 on 25.01.2011 (Traced in Search)
- 2.26 That thereafter said Mr. Dhondiba Bala Alhat gifted land admeasuring about 19.70R out of Survey No. 72/1 in favour of Mr. Gorakhnath Dhondiba Alhat, Gift Deed dated 05.08.2019, which is duly registered in the office of Sub Registrar Haveli No. 26, at Serial No. 12782/2019.
- 2.27 That the said Mr. Dhondiba Bala Alhat, Mr. Dattatray Dhondiba Alhat, Mr. Gorakhnath Dhondiba Alhat, Mr. Yogesh Gorakhnath Alhat Mr. Anil Dhondiba Alhat and Mr. Tushar Gorakh Alhat availed loan from Suyog Nagari Sahakari Bank Ltd. by creating charge over the land admeasuring about 1000 sq. mtr out of Gat No. 72/1, vide Mortgage Deed dated 05.10.2017, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 8244/2017. That the aforesaid loan has been repaid and accordingly Suyog Nagari Sahakari Bank Ltd. has released its charge over the admeasuring about 1000 sq. mtr out of Gat No. 72/1 vide Release Deed dated 05.07.2022, which is duly registered in the office of Sub Registrar Haveli No. 8, at Serial No. 4921/2022. (Traced in search)

- 2.11 That the said Mr. Dhondiba Bala Alhat, Mr. Dattatray Dhondiba Alhat, Mr. Gorakhnath Dhondiba Alhat, Mr. Anil Dhondiba Alhat, Mr. Ramchandra Bala Alhat, Mr. Prakash Ramchandra Alhat, Mr. Kiran Ramchandra Alhat, Mr. Vasudev Bala Alhat, Mr. Rajesh Vasudev Alhat with the consent of Mr. Sachin Dattatray Alhat, Mr. Mangesh Dattatray Alhat, Mrs. Sumitra Gorakhnath Alhat, Mrs. Sangita Anil Alhat, Mrs. Anita Kiran Alhat, Mr. Aniket Kiran Alhat, Mrs. Durga Prakash Alhat, Mr. Omkar Rajesh Alhat, Mrs. Kamal Vasudev Alhat, Mrs. Hema Rajesh Alhat, Mr. Yogesh Gorakhnath Alhat and Mr. Tushar Gorakhnath Alhat assigned development rights of land admeasuring about 1H 20R out of Gat No. 71/1 in favour of M/s. Sai Essen Developers vide Development Agreement dated 23.07.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 5447/2015 and Power of Attorney dated 23.07.2015, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 5448/2015. That thereafter the aforesaid transaction was cancelled vide Cancellation Deed dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4559/2019.
- 2.12 That the said Mr. Vasudev Bala Alhat, Mrs. Kamal Vasudev Alhat, Mr. Rajesh Vasudev Alhat, Mrs. Hema Rajesh Alhat, Mr. Omkar Rajesh Alhat and Mrs. Shradha Rajesh Alhat sold land admeasuring about 37.50R out of Gat No. 72/1 to M/s. Sai Essen Developers vide Sale Deed dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4560/2019 and Power of Attorney dated 17.06.2019, which is duly registered in the office of Sub Registrar Haveli No. 5, at serial No. 4561/2019 read with Correction Deed dated 16.10.2020, which is duly registered in the office of Sub Registrar haveli No. 14, at Serial No. 11238/2020 (Traced in Search). In furtherance of the same name of M/s. Sai Essen Developers mutated on 7/12 extract vide Mutation Entry No. 30435. In furtherance of the same name of M/s. Sai Essen Developers mutated on 7/12 extract vide Mutation Entry No. 30435. (Correction for changes in payment schedule)
- 2.13 That in the aforesaid manner the said M/s. Sai Essen Developers became the owner of land admeasuring about 1H 52.5R out of Gat No. 72/1.
- 2.14 That thereafter the said Mr. Sadashiv Bala Alhat died on 20.11.2004 leaving behind Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, Mrs. Tarabai Kundalik Jagtap and Mrs. Saraswati Suresh Kudale as his legal heirs. In furtherance of the their names were mutated on 7/12 extract vide Mutation Entry No. 14579.
- 2.15 That thereafter the said Mrs. Tarabai Kundalik Jagtap and Mrs. Saraswati Suresh Kudale released their share in the at Gat No. 72/1 admeasuring about 7H 59R alongwith other property in favour of Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat and Mr. Sunil Sadashiv Alhat vide Release Deed dated 29.06.2010, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 6791/2010. In furtherance of the same their names were deleted from the 7/12 extract vide Mutation Entry No. 19930.
- 2.16 That thereafter said Mrs. Dwarkabai Abaji Tilekar & Mrs. Laxmibai Ranganath Tilekar released their share in the at Gat No. 72/1 admeasuring about 7H 59R in favour of Mr. Raghunath Pandurang Alhat, Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, Mr. Dhondiba Bala Alhat, Mr. Ramchandra Bala Alhat and Mr. Vasudev Bala Alhat vide Release Deed dated 27.04.2014, which is duly registered in the office of Sub Registrar Haveli No. 17, at Serial No. 2776/2014.
- 2.17 That thereafter partition took place between Mr. Raghunath Pandurang Alhat and others vide Partition Deed dated 15.12.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at serial No. 9048/2014. In furtherance of the same land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Raghunath Pandurang Alhat, Mrs. Shantabai Pandurang Alhat alias Shantabai Sharadd Abhang, Mrs. Indira Pandurang Alhat alias Indira Gulab Bhukan, and Mrs. Mangal Pandurang Alhat alias Mangal Ramhari Darshale, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Krushna Sadashiv Alhat, Mr. Sudam Sadashiv Alhat, Mr. Ashok Sadashiv Alhat, Mr. Sunil Sadashiv Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Dhondiba Bala Alhat, land admeasuring about 109.87R out of Gat No. 72/1 came to the share of Mr. Ramchandra Bala

3. POSSESSION:

It appears from the documentary records that M/s. Primal Pride LLP having true and legal possession of the said property.

4. SANCTION PLAN :

That the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 04.05.2023 bearing no. B.P./Chikhali/70/2023.

5. N. A. PERMISSION :

That Additional Tahsildar, Pimpri Chinchwad Taluka Haveli, District Pune has granted permission for the Non-Agricultural use of the said land vide its Order dated 17.05.2023, in case no. Jamin/NA/SR/254/2023.

6. 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 the title of M/s. Primal Pride LLP to land admeasuring about 00 H 77.5 R i.e. 7750 sq. mtr. out of Gat No. 72/1 i.e. said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

- 7. 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: 31.05.2023



Dinesh Ghadge
DINESH GHADGE
Advocate
For Legal Realty LLP

