

332/0

इतर पावती

Original/Duplicate

Wednesday, 05 June 2024 11:39 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13095 दिनांक: 05/06/2024

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: हवेली-14-0-2024

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अड नितीन तिडके

वर्णन अर्ज क्र.219/2024 गांव मौजे चिखली येथील स. नं.79 मधील यांसी क्षेत्र 4900 चौ. मी. मिळकत (शोध सन-1995 ते 2024) 30 वर्ष शोध

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

सह दुय्यम निबंधक, हवेली-14

सह - दुय्यम निबंधक (वर्ग-२)

हवेली क्र. १४, पुणे.

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003061346202425E दिनांक: 05/06/2024

वैकेचे नाव व पत्ता:

Housiey.com

332/0

इतर पावती

Original/Duplicate

Wednesday, 05 June 2024 11:43 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13096 दिनांक: 05/06/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवल14-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अड नितीन तिडके

वर्णन अर्ज क्र.220/2024 गांव मौजे चिखली स. नं.78 मधील मंजूर ले-आउट मधील प्लॉट नं.3 यांसी क्षेत्र  
4962.29 चौ. मी. मिळकत (शोध सन-1995 ते 2024) 30 वर्ष शोध

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00



सह दुय्यम निबंधक, हवेली-14

सह - दुय्यम निबंधक (पग-२)

हवेली क्र. ९४, पुणे.

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003060287202425E दिनांक: 05/06/2024

वैकेचे नाव व पत्ता:

Housiey.com





(Circular No. 28/2021)

To,

Hon'ble Maha RERA Authority.  
At: - 6th & 7th Floor, Housefin Bhavan,  
Plot No. C-21, E Block, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400051.

Format - A  
LEGAL TITLE REPORT

SCHEDULE A

Subject : All that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H. 51 Are as per sanction layout plot no. 3 admeasuring area 3687.29 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE B

All that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 Are as per sanction layout plot no. 3 admeasuring area 00 H. 12.75 R1275 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE C

All that piece and parcel of the property Survey No. 79 total admeasuring area 02 H. 91 R.+ Pot Kharaba 00 H. 06R. assessed at Rs. 9.19 Paise out of admeasuring area 01H. 02 R + Pot Kharaba 00 H. 06 R. assessed at Rs. 3.22 Paise out of 00 H. 49 R. i.e. 4900 Sq. Mtrs. (in development agreement need to check) at Village Chikhali, Taluka Haveli, Dist. Pune, within the local limits of Pimpri chinchwad Municipal Corporation and within jurisdiction of Sub-Registrar Haveli, Dist. Pune.

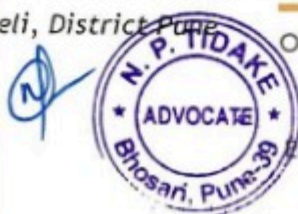
I have investigated the title of the said plot on the request of M/s. SHAKUNTAL BUILDCON, A Partnership Firm, through its Partners Mr. Arun Shamlal Vijay and Others i.e. THE PROMOTERS / DEVELOPERS AND BUILDERS" and following documents i.e.

1) Description of Subjected Property:

SCHEDULE A

Subject: All that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H. 51 Are as per sanction layout plot no. 3 admeasuring area 3687.29 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar

Haveli, District Pune



Office Address : Office No. 9, Parwati Height, Sr. No. 680/58, Opp. Datta Mandir,  
Below Sub - Registration Office, Haveli No. 14, Bhosari, Pune - 411 039.

Mob.: +91 88888 06683 / 80809 68348

Email : nitin.tidake@tidakeassociates.com | varsha.tidake@tidakeassociates.com



## SCHEDULE B

All that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 Are as per sanction layoutplot no. 3 admeasuring area 00 H. 12.75 R1275 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

## SCHEDULE C

All that piece and parcel of the property Survey No. 79 total admeasuring area 02 H. 91 R. + Pot Kharaba 00 H. 06R. assessed at Rs. 9.19 Paise out of admeasuring area 01H. 02 R + Pot Kharaba 00 H. 06 R. assessed at Rs. 3.22 Paise out of 00 H. 49 R. i.e. 4900 Sq. Mtrs. (in development agreement need to check) at Village Chikhali, Taluka Haveli, Dist. Pune, within the local limits of Pimpri chinchwad Municipal Corporation and within jurisdiction of Sub-Registrar Haveli, Dist. Pune.

..... Hereinafter Referred as said plot/ Property

## 2) The Documents of allotments of plot:

| Sr. No. | Year of Document | Particulars of Document              | Remark |
|---------|------------------|--------------------------------------|--------|
| 1.      | -                | Copy of the 7/12 extract             | Xerox  |
| 2.      | -                | Copies of the mutation entries       | Xerox  |
| 3.      | -                | Copy of the Registered D.A & POA.    | Xerox  |
| 4.      | -                | Copy of the Village 8/A extract.     | Xerox  |
| 5.      | -                | Copies of the other relevant papers. | Xerox  |

## 3) Search Report for 30 Years from 1993 till 2024.

On perusal of the above-mentioned documents and all other relevant documents which is provided by M/s. Shakuntal Buildcon, A Partnership Firm, Through its Partners 1. Mr. Arun Shamlal Vijay 2. Dipakkumar Rajubhai Pokar 3. Nandkumar shanataram Jadhav to me, that relating to title of the said Property I am of the opinion that the title of M/s. Shakuntal Buildcon, A Partnership Firm, through its Partners Mr. Arun Shamlal Vijay and Others i.e. THE PROMOTERS / DEVELOPERS AND BUILDERS" is clear, marketable and without any encumbrances subject to the existing provision of law.





OWNER OF LAND - AS 7/12 Extract

1. SHANATARAM RANGNATH JADHAV 2. RAJKUMAR SHANATARAM JADHAV 3. NANDKUMAR SHANATARAM JADHAV 4. HANUMANT NIVRUTI JADHAV 5. DHANVIR NIVRUTI JADHAV 6. DAULAT MADHUKAR JADHAV 7. MADHUKAR RANGNATH JADHAV 8. VITHU GOVIND JADHAV 9. BHAGUBAI JAYSING BURDE 10. NABABABAI KHEVRAM ALHAT 11. ROHINI KISHOR BHUJBAL 12. SHANKAR RAGHU BHUJBAL 13. BEBI RAMCHANDRA JADHAV 14. VISHNU MAHADU JADHAV 15. SUDAM MAHADU JADHAV 16. RAGHUNATH DYANOBA JADHAV 17. TARAMATI DATTATRAY BHUJBAL 18. DINESH DATTATRAY BHUJBAL 19. TUSHAR DATTATRAY BHUJBAL 20. MANISHA DATTATRAY BHUJBAL 21. VIKAS PANDIT JADHAV

Legal Heirs Mentioned in Development Agreement

1. MR. VISHANU MAHADU JADHAV, 2. MR. JANABAI VISHANU JADHAV, 3. MR. BAJRANG VISHANU JADHAV, 4. MRS. MAYA BAJRANG JADHAV, 5. MR. SHANTANU BAJRANG JADHAV, 6. MISS. SAKSHI BAJRANG JADHAV, 7. MR. JANARDAN VISHNU JADHAV, 8. MRS. ANITA JANARDAN JADHAV, 9. MR. JAY JANARDAN JADHAV, 10. MR. AAYUSH JANARDAN JADHAV, 11. SMT. VIDYA VIJAY JADHAV, 12. MR. CHAITANYA VIJAY JADHAV, 13. MR. PRATIK VIJAY JADHAV, 14. MISS. PRANJALI VIJAY JADHAV, 15. MRS. VIDYA DNYANESHWAR BHUMKAR, 16. SMT. REKHA PANDIT JADHAV, 17. MR. VIKAS PANDIT JADHAV, 18. MRS. SUPRIYA PANDIT JADHAV, 19. MR. ASHUTOSH PANDIT JADHAV, 20. MRS. VANDNA KISHOR RAUT, 21. MRS. VAISHALI VILAS SHINDE, 22. MRS. VARSHA VIJAY VIDHATE, 23. MRS. SUDAM MAHADU JADHAV, 24. SAU. RAKHAMABAI SUDAM JADHAV, 25. SHREE. NAVNATH SUDAM JADHAV, 26. SAU. SMITA NAVNATH JADHAV, 27. SANSKRUTI NAVNATH JADHAV, 28. KU. SANDESH NAVNATH JADHAV, 29. SHREE. BHAGVAN SUDAM JADHAV, 30. SAU. CHAYA BHAGVAN JADHAV, 31. YASH BHAGVAN JADHAV, 32. SHREYASH BHAGVAN JADHAV, 33. SAU. KIRTI CHANDRASHEKHAR SATAV, 34. SHREE. RAMCHANDRA MAHADU JADHAV, 35. SAU. BEBI RAMCHANDRA JADHAV, 36. SHREE. MANGESH RAMCHANDRA JADHAV, 37. SAU. KAVITA MANGESH JADHAV, 38. SHIVANSH MANGESH JADHAV, 39. SAU. MAHESH RAMCHANDRA JADHAV, 40. SAU. PUJA MAHESH JADHAV, 41. PARINITI MAHESH JADHAV, 42. SHREE. SHAILESH RAMCHANDRA JADHAV, 43. SAU. DIPALI SHAILESH JADHAV, 44. SHREE. RAGHUNATH DNYANOBA JADHAV, 45. SAU. ARCHANA RAGHUNATH JADHAV, 46. SHREE. YUVRAJ RAGHUNATH JADHAV, 47. YOGITA RAGHUNATH JADHAV, 48. SHREE. GULAB JAISING BURDE, 49. MRS. KAVITA GULAB BURDE, 50. SHREE. SWAPNIL GULAB BURDE, 51. SAU. KOMAL AKSHAY JADHAV, 52. SHREE. HIRAMAN JAISING BURDE, 53. SHREE. SHANKAR RAGHU BHUJBAL, 54. SAU. RADHA SHANKAR BHUJBAL, 55. SAU. GANESH SHANKAR BHUJBAL, 56. SAU. ARCHANA GANESH BHUJBAL, 57. SHREE. RAJWARDHAN GANESH BHUJBAL, 58. SHREE. GORAKSHNATH SHANKAR BHUJBAL, 59. SAU. SWATI GORAKSHNATH BHUJBAL, 60. ISHAN GORAKSHNATH BHUJBAL, 61. ISHAVARI GORAKSHNATH BHUJBAL, 62. SMT. TARABAI DATTATRAY BHUJBAL, 63. MR. DINESH DATTATRAY BHUJBAL, 64. MRS. ROHINI DINESH



**TIDAKE**  
ASSOCIATES



BHUJABAL, 65. MR. AADITYA DINESH BHUJABAL, 66. MR. TUSHAR DATTATTRAY BHUJABAL on behalf of his son and daughter MR. YASH TUSHAR BHUJABAL and MISS. AARYA TUSHAR BHUJABAL, 67. MRS. SAVITA TUSHAR BHUJABAL, 68. MR. YASH TUSHAR BHUJABAL, 69. MISS. AARYA TUSHAR BHUJABAL, 70. MRS. MANISHA RAMESH LOKHANDE, 71. MRS. ROHINI KISHOR BHUJABAL, 72. MR. MANISH KISHOR BHUJABAL, 73. MRS. SNEHAL AMIT MHETRE, 74. SMT. NABABAI KHEVRAM AALHAT, 75. MR. MACHCHHINDRA KHEVRAM AALHAT, 76. MRS. RAJASHRI MACHCHHINDRA AALHAT, 77. RUSHIKANT MACHCHHINDRA AALHAT, 78. MR. SURESH KHEVRAM AALHAT, 79. MR. SHIVAJI RAGHU BHUJABAL, 80. MRS. INDUMATI SHIVAJI BHUJABAL, 81. MR. KRUSHNA SHIVAJI BHUJABAL and 82. MR. NIVRUTTI RANGNATH JADHAV, 83. MR. HANUMANT NIVRUTTI JADHAV, 84. MR. AKSHAY HANUMANT JADHAV, 85. MR. ASHISH HANUMANT JADHAV, 86. MR. SHANTARAM RANGNATH JADHAV, 87. MR. RAJKUMAR JADHAV, 88. MR. TUSHAR RAJKUMAR JADHAV, 89. MR. NANDKUMAR SHANTARAM JADHAV, 90. MR. YOGIRAJ NANDKUMAR JADHAV, 91. MR. HARSH NANDKUMAR JADHAV, 92. MR. MADHUKAR RANGNATH JADHAV, 93. MR. DHANVEER JADHAV, 94. MR. DAULAT MADHUKAR JADHAV

The report reflecting the flow of the title of the M/s. Shakuntal Buildcon, A Partnership Firm, Through its Partners 1. ARUN SHAMLAL VIJAY, 2. DIPAKKUMAR RAJUBHAI POKAR, NANDKUMAR SHANTARAM JADHAV i.e. THE PROMOTERS / DEVELOPERS AND BUILDERS" on the said land is enclosed herewith as annexure.

4) SEARCH REPORT FOR 30 YEARS TAKEN FROM

As regards the search of the above-mentioned property, I have submitted an application in the office of the Sub - Registrar Haveli No. 14 vide application No. 219/2024 & 220/2024 dated 05/06/2024 vide receipt No. 13095 & 13096.

5) ANY OTHER RELEVANT TITLE:

It appears from the above-stated title flow and documents produced before me that; M/s. Shakuntal Buildcon is an absolute owner of the Said Plot/Said Property as same is acquired by M/s. Shakuntal Buildcon vide deeds/documents stipulated in the flow of title, attached herewith.

6) LITIGATION IF ANY: NIL

Date: - 05/06/2024

Place: - Bhosari, Pune.



  
NITIN P TIDAKE  
ADVOCATE



**TIDAKE**  
ASSOCIATES

## SEARCH REPORT

This is to certify that I have investigated the title of Property in Schedule A bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H. 51 Are as per sanction layout plot no. 3 admeasuring area 3687.29 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune

All that piece and parcel of the Property in Schedule B bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 Are as per sanction layout plot no. 3 admeasuring area 00 H. 12.75 R1275 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

All that piece and parcel of the property in Schedule C bearing Survey No. 79 total admeasuring area 02 H. 91 R. + Pot Kharaba 00 H. 06R. assessed at Rs.

9.19 Paise out of admeasuring area 01H. 02 R + Pot Kharaba 00 H. 06 R. assessed at Rs. 3.22 Paise out of 00 H. 49 R. i.e. 4900 Sq. Mtrs. (in development agreement need to check) at Village Chikhali, Taluka Haveli, Dist. Pune, within the local limits of Pimpri chinchwad Muncipal Corporation and within jurisdiction of Sub-Registrar Haveli, Dist. Pune.

"Hereinafter referred to as the .....Said Property"

1) was entrusted with I an assignment by M/s. Shakuntal Buildcon, A Partnership Firm, Through its Partners 1. Mr. Arun Shamlal Vijay and 2. Mr. Dipakkumar Rajubhai Pokar, 3. Mr. Nandkumar Shantaram Jadhav to have the search for the last 30 years and Title Report in respect of the said property.

*[Signature]*





2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made availablefor inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore, the said search is strictly based on the records which are available for my inspection in respectof the said property.



  
ADVOCATE





**Source & History of Title:****SCHEDULE 'A' & 'B'**

1. That the, It appears from the mutation entry no.1, that the property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 at Village Chikhali, Taluka Haveli Dist. Pune, was owned by Vithu Govind Jadhav and other as their ancestral property.
2. That the, It appears from the mutation entry no. 692, that the Late. Tanhubai Tukaram Jadhav has been expired on dated 1/11/62 at village Chakan Pune leaving behind her heirs 1) Bhimabai Alias Draupadabai Narayan Barke -Daughter, 2) Sababai Alias Chabubai Raghu Bhujbal- Daughter, 3) Nabubai Shesherav Alhat - Daughter, 4) Bhagubai Jaysing - Daughter.
3. That the, It appears from the mutation entry no. 226, that the property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 at Village Chikhali, Taluka Haveli Dist. Pune Co-owner Mr. Tukaram Govind Jadhav expired on 20/05/1970 leaving behind his heirs i.e. his Daughters, 1) Bhimabai Narayan Barke, 2) Sababai Raghu Bhujbal, 3) Bhagubai Jaysing Burde, 4) Shailabai Tukaram Jadhav. Accordingly, the name of Late Mr. Tukaram Govind Jadhav is deleted from the revenue record by virtue of mutation entry no. 226.
4. That the, It appears from the mutation entry no. 20054, that the Smt. Sababai Raghu Bhujbal executed gift deed Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 at Village Chikhali, Taluka Haveli Dist. Pune out of his ¼ share of the Said Property i.e 4 Anna in favour of 1. Dattatraya Raghu Bhujbal, & 2. Shankar Raghu Bhujbal on dated 25/02/2009 vide its gift deed document No. 1215/09 in subregistrar Haveli no. 1.
5. That the, It appears from the mutation entry no. 21591, that the Maharashtra revenue Act 19 Section 85. Accordingly Land Partition Mr. Dnyanoba Mahadu Jadhav & Others Given Application to Hon'ble Tehsildar office Haveli for the implementation of the Partition order passed by Hon'ble Tehsildar Haveli, Pune Hon'ble Tehsildar, Haveli under his order bearing No. Have/Vatap/S/R06/2009, dated 15/11/2010 & After Correction order bearing No. Hakkanond / kavi / 1702 / 2010, dated 1/3/2011. And the Circle Officer certified the mutation entry no. 21591, dated 7/4/2011.



| Names                                                                                         | Gat No.                | Area<br>H.R      | Assessed<br>Rs.paise |
|-----------------------------------------------------------------------------------------------|------------------------|------------------|----------------------|
| Sudam Mahadu Jadhav                                                                           | 117/1                  | 0.90             | 4.30                 |
| Vishnu Mahadu Jadhav                                                                          | 649 out of             | 0.48             | 2.75                 |
| Sudam Mahadu Jadhav                                                                           | 270                    | 0.18             | 0.89                 |
| Pandit Mahadu Jadhav                                                                          |                        |                  |                      |
| Dnynoba Mahadu Jadhav                                                                         | 656                    | 0.30             | 2.25                 |
| Dnynoba, Vishnu, Sudam, Pandit,<br>Mahadu Jadhav, Beby Ramchandra<br>Jadhav                   | 62 out of<br>78 out of | 4 Aane<br>4 Aane | -<br>-               |
| Dnynoba Mahadu Jadhav<br>Vishnu Mahadu Jadhav                                                 | 117                    | 0.54             | 2.20                 |
| Pandit Mahadu Jadhav<br>Beby Ramchandra Jadhav                                                | 117                    | 0.54             | 2.19                 |
| Dnynoba Mahadu Jadhav                                                                         | 622                    | 019              | 0.84                 |
| Beby Ramchandra Jadhav                                                                        |                        |                  |                      |
| Dnynoba Mahadu Jadhav                                                                         | 682                    | 007              | 0.12                 |
| Dnynoba Mahadu Jadhav                                                                         | 81 out of 86           | 0.17             | 1.00                 |
| Vishnu Mahadu Jadhav                                                                          | out of 77              | 23.5             | 1.63                 |
| Sudam Mahadu Jadhav                                                                           |                        | 0.69             | 1.60                 |
| Pandit Mahadu Jadhav<br>Beby Ramchandra Jadhav                                                |                        |                  |                      |
| Vishnu Mahadu Jadhav<br>Sudam Mahadu Jadhav<br>Pandit Mahadu Jadhav<br>Beby Ramchandra Jadhav | 629                    | 0.21             | 0.31                 |

6. That the, It appears from the mutation entry no 27966 Regarding the exact matching of handwritten and computerized rights records (G. No. 7/12) using re- edit module under e-Ferfar project, Government Circular no. Ra. Bhu. A. / P. No. 180 / L-1, dated 07.05.2016 - As per instructions, Hon'ble Tehsildar Haveli District Pune As per the order passed And the Circle Officer certified the mutation entryno. 27966, dated 25.01.2017, the following computerized 7/12 has been amended.





| Sr. No. | S. No. / G. No. | To make Changes in Cols | Details on 7/12 in Current Condition                                                                                               | Details Corrected by modification                                                                                                    |
|---------|-----------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 25      | 78              | Occupier information    | Removed Brackets :<br>Account No. 12197<br>Name : [Dattatraya Raghu Bhujbal]<br>Account No. 12197<br>Name: [Shankar Raghu Bhujbal] | Removed Brackets Name :<br>Account No. 12197<br>Name : Dattatraya Raghu Bhujbal<br>Account No. 12197<br>Name : Shankar Raghu Bhujbal |

7. That the, It appears from the mutation entry no 28486, that the Mr. Raghunath Dnyanoba Jadhav has submitted written application with affidavit and other required documents to the land Record Officer for the Gat No. 629, 656, 682, 117, 622, 633, 636, 62, 588, 78, 626, 664, 77, 81, 86, 685. Land Owners Late. Dnyanoba Mahadu Jadhav has expired on dated 27/01/2017 & his wife Late. Krushnabai Dnyanoba Jadhav on dated 14/07/2005 expired and his heirs as 1. Raghunath Dnyanoba Jadhav: Son, 2. Pramila Surendra Raut: Daughter, 3. Nanda Gajanan Raut: Daughter, 4. Manda Pandurang Kalmalkar: Daughter, 5. Sunita Dilip Darshale : Daughter, 6. Shilpa Vijay Ghumatkar : Daughter. Accordingly, the name of Late. Dnyanoba Mahadu Jadhav & Late. Krushnabai Dnyanoba Jadhav is deleted from the revenue record by virtue of mutation entry no. 28486.

8. That the, It appears from the mutation entry no 29005, that the 1. Dnyanoba Mahadu Jadhav, 2. Pramila Surendra Raut, 3. Nanda Gajanan Raut, 4. Manda Pandurang Kalamkar, 5. Sunita Dilip Darshale, 6. Shilpa Vijay Ghumatkar executed Released deed in favour of 1. Raghunath Dynanoba Jadhav on dated 19/06/2014 vide its Released deed document No. 4213/2014 in sub registrar Haveli no. 18. And Circle Officer certified the mutation entry NO. 29005 on dated 02/06/2018.

9. That the 1. Dnyanoba Mahadu Jadhav, 2. Vishnu Mahadu Jadhav, 3. Sudam Mahadu Jadhav, 4. Pandit Mahadu Jadhav, 5. Bebi Ramchandra Jadhav, 6. Bhagubai Jaysingh Burde, 7. Nababai Khemram Alhat, 8. Rohini Kishor Bhujbal, 9. Dattatry Raghu Bhujbal, 10. Shankar Raghu Bhujbal Development Agreement and Power of Attorney all that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.38.25 Ares Out of Total area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares situated at Village Chikhali, Taluka Haveli, District Pune in favour of M/s. Lebberty Promoters and Builders, A Partnership Firm Through its Partners, 1. Ketanbhai Maganlal Patel, 2. Navinbhai Jayantibhai Patel 3. Jatinbhaai Babubhai Patel, 4. Chetanbhai Ramanbhai Patel and said





Development Agreement and Power of Attorney registered on dated 19/06/2014 vide its Development Agreement and Power of Attorney document No. 9499/2012 & 9500/2012 in sub -registrar Haveli no. 18.

10. That the M/s. Iebberty Promoters and Builders Partnership Firm through 1. Mrs. Preeti Ajay Vijay, 2. Mr. Rasikbhai Somjibhai Patel & 1. MR.VISHANU MAHADU JADHAV, 2. MR. JANABAI VISHANU JADHAV, 3. MR. BAJRANG VISHANU JADHAV, 4. MRS. MAYA BAJRANG JADHAV, 5. MR. SHANTANU BAJRANG JADHAV, 6. MISS.SAKSHI BAJRANG JADHAV, 7. MR.JANARDAN VISHNU JADHAV, 8. MRS. ANITA JANARDAN JADHAV, 9. MR.JAY JANARDAN JADHAV, 10. MR.AAYUSH JANARDAN JADHAV, 11. SMT.VIDYA VIJAY JADHAV, 12. MR.CHAITANYA VIJAY JADHAV, 13. MR.PRATIK VIJAY JADHAV, 14. MISS.PRANJALI VIJAY JADHAV, 15. MRS.VIDYA DNYANESHWAR BHUMKAR, 16. SMT.REKHA PANDIT JADHAV, 17.MR.VIKAS PANDIT JADHAV, 18. MRS.SUPRIYA PANDIT JADHAV, 19.MR.ASHUTOSH PANDIT JADHAV, 20.MRS.VANDNA KISHOR RAUT, 21.MRS.VAISHALI VILAS SHINDE, 22.MRS.VARSHA VIJAY VIDHATE, 23.MRS.SUDAM MAHADU JADHAV, 24. SAU.RAKHAMABAI SUDAM JADHAV, 25.SHREE. NAVNATH SUDAM JADHAV, 26.SAU. SMITA NAVNATH JADHAV, 27.SANSKRUTI NAVNATH JADHAV, 28.KU. SANDESH NAVNATH JADHAV, 29. SHREE. BHAGVAN SUDAM JADHAV, 30. SAU. CHAYA BHAGVAN JADHAV, 31. YASH BHAGVAN JADHAV, 32. SHREYASH BHAGVAN JADHAV, 33. SAU. KIRTI CHANDRASHEKHAR SATAV, 34. SHREE. RAMCHANDRA MAHADU JADHAV, 35. SAU. BEBI RAMCHANDRA JADHAV, 36. SHREE. MANGESH RAMCHANDRA JADHAV, 37.SAU. KAVITA MANGESH JADHAV, 38. SHIVANSH MANGESH JADHAV, 39. SAU.MAHESH RAMCHANDRA JADHAV, 40.SAU.PUJA MAHESH JADHAV, 41. PARINITI MAHESH JADHAV, 42. SHREE. SHAILESH RAMCHANDRA JADHAV, 43.SAU.DIPALI SHAILESH JADHAV, 44. SHREE. RAGHUNATH DNYANOBA JADHAV, 45.SAU. ARCHANA RAGHUNATH JADHAV, 46. SHREE. YUVRAJ RAGHUNATH JADHAV, 47. YOGITA RAGHUNATH JADHAV, 48. SHREE. GULAB JAISING BURDE, 49.MRS. KAVITA GULAB BURDE, 50. SHREE. SWAPNIL GULAB BURDE, 51. SAU. KOMAL AKSHAY JADHAV, 52. SHREE. HIRAMAN JAISING BURDE, 53. SHREE. SHANKAR RAGHU BHUJBAL, 54. SAU. RADHA SHANKAR BHUJBAL, 55. SAU.GANESH SHANKAR BHUJBAL, 56. SAU.ARCHANA GANESH BHUJBAL, 57. SHREE. RAJWARDHAN GANESH BHUJBAL, 58. SHREE. GORAKSHNATH SHANKAR BHUJBAL, 59. SAU.SWATI GORAKSHNATH BHUJBAL, 60. ISHAN GORAKSHNATH BHUJBAL, 61. ISHAVARI GORAKSHNATH BHUJBAL, 62. SMT. TARABAI DATTATTRAY BHUJBAL, 63.MR. DINESH DATTATTRAY BHUJBAL, 64.MRS. ROHINI DINESH BHUJBAL, 65. MR. AADITYA DINESH BHUJBAL, 66.MR. TUSHAR DATTATTRAY BHUJBAL on behalf of his son and daughter MR. YASH TUSHAR BHUJBAL and MISS. AARYA TUSHAR BHUJBAL, 67.MRS. SAVITA TUSHAR BHUJBAL, 68. MR. YASH TUSHAR BHUJBAL, 69.MISS. AARYA TUSHAR BHUJBAL, 70.MRS.MANISHA RAMESH LOKHANDE, 71.MRS.ROHINI KISHOR BHUJBAL, 72. MR. MANISH KISHOR BHUJBAL.





73. MRS. SNEHAL AMIT MHETRE, 74. SMT. NABABAI KHEVRAM AALHAT, 75. MR. MACHCHHINDRA KHEVRAM AALHAT, 76. MRS. RAJASHRI MACHCHHINDRA AALHAT, 77. RUSHIKANT MACHCHHINDRA AALHAT, 78. MR. SURESH KHEVRAM AALHAT, 79. MR. SHIVAJI RAGHU BHUJABAL, 80.MRS. INDUMATI SHIVAJI BHUJABAL, 81.MR. KRUSHNA SHIVAJI BHUJABAL and 82.MR. NIVRUTTI RANGNATH JADHAV, 83.MR.HANUMANT NIVRUTTI JADHAV, 84.MR.AKSHAY HANUMANT JADHAV, 85.MR.ASHISH HANUMANT JADHAV, 86.MR. SHANTARAM RANGNATH JADHAV, 87.MR.RAJKUMAR JADHAV, 88.MR.TUSHARRAJKUMAR JADHAV, 89.MR.NANDKUMAR SHANTARAM JADHAV, 90.MR.YOGIRAJ NANDKUMAR JADHAV, 91.MR.HARSH NANDKUMAR JADHAV, 92.MR.MADHUKAR RANGNATH JADHAV, 93.MR.DHANVEER JADHAV, 94 MR.DAULAT MADHUKAR JADHAV executed Development Agreement and Power of Attorney all that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H. 51 Are as per sanction layout plot no. 3 admeasuring area 3687.29 Sq. Mtrs (Out Of Total Land Area) And all that pieceand parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 Are admeasuring area 00 H. 12.75 R 1275 Sq. Mtrs (Out Of Total Land Area) in favour of M/s. Shakuntal Buildcon Partnership Firm through its partners 1. Mr. Arun Shamlal Vijay, 2. Mr. Dipakkumar Rajubhai Pokar and said Development Agreement and Power of Attorney registered on dated 09/11/2022 vide its Development Agreement and Power of Attorney document No. 19209/2022 & 19210/2022 in sub registrar Haveli no. 26.

Hereinafter, individually referred as SCHEDULE 'A' & 'B' respectively and collectively referred as Said Properties

#### SCHEDULE 'C'

1. That the, It appears from the mutation entry no.2787, that the all that piece and parcel of the property old Survey No.26/10 total admeasuring area 05 H. 33 R. + Pot Kharaba 00 H. 04R. assessed at Rs. 7.14 Paise at Village Chikhali, Taluka Haveli Dist.Pune, was owned by Shree. Vitthal Rakhumabai Talachi Deul Trust and other as their trust property. Accordingly, After the 7/12 extracts of the said properties are newly opened in the revenue record of the Village - Chikhali, Taluka - Haveli New Survey No. 79.
2. That the, It appears from the mutation entry no. 1961 that the Mr. Baban Pandharinath More Chairman Of The Shree Vitthal Rukmai Talache Deul Trust has submitted written application with affidavit and other required documents to the land Record Officer for that shree Krushnaji Balaji Waghmare is the member of said trust on dated 27/04/85 given resignation & that resignation has been approved & as per application & resolution of trust





- No. 2 Mr. Krushnaji Balaji Waghmare on dated 29/09/85 resignation copy & trust registration no. A/1212/Deona inquiry no. 39/1967 as per that Mr. Krushnaji Balaji Waghmare & Baburao Ganpati Tamhane, Tukaram Dhandiba Mhetre this names removed from Trustees and for Gat no. 586, 56,79, 83 62 name of Krushnaji Balaji Waghmare & others 7 persons this name has been removed & the record as per application & resolution trust registered no. 4/12/2 copy registered.
3. That the, It appears from the mutation entry no. 12540 on dated 18/10/2001 Shree Vitthal Rakhubai Talache Mandir Trust Through its Trustees 1. Baban Pandharinath More, 2. Krushna Gopala Tapkir, 3. Madhukar Bajirao Newale, 4. Neminath Rambhau Jadhav executed sale deed for Gat No. 79 admeasuring area 2 H. 57 R., Gat No. 61 00 H. 25 R., Gat No. 83 00 H. 41 R. in favour of Shantaram Raghunath Jadhav vide its Document No. 5999/2001 on dated 29/09/2001 and shantram Raghunath Jadhav name entered on 7/12 extract.
  4. That the, It appears from the mutation entry no. 13940 on dated 18/07/2003 Mr. Kantaram Dagdu Jadhav executed sale deed for Gat No. 79 admeasuring area 0.40 in favour of 1. Mr. Rajkumar Shantaram Jadhav 2. Nandkumar Shantaram Jadhav vide its Document No. 1310/03 on dated 18/07/2003 and 1. Mr. Rajkumar Shantaram Jadhav 2. Nandkumar Shantaram Jadhav name entered on 7/12 extract
  5. That the, It appears from the mutation entry no. 16271 on dated 21/09/2007 Mr. Shantram Rangnath Jadhav has mortgaged said property Gat No. 79 From Chikhali Deepak Vi. Ka. Seva Sahakari Society, Chikhali for Rupees 3,00,000/-
  6. That the, It appears from the mutation entry no. 16299 on dated 13/10/2007 Mr. Shantram Rangnath Jadhav has mortgaged said property Gat No. 79 From Chikhali Deepak Vi. Ka. Seva Sahakari Society, Chikhali for Rupees 3,00,000/-
  7. That the, It appears from the mutation entry no. 20487 on dated 11/10/2010 Mr. Shantram Rangnath Jadhav executed Gift Deed for Gat No. 79 admeasuring area 00 H. 60 R. in favour of Mr. Hanumant Nivrutti Jadhav and said Gift deed Registered in Sub register office Haveli No 11 vide its Document No. 2051/2009 on dated 13/03/2009.
  8. That the, It appears from the mutation entry no. 20488 on dated 11/10/2010 Mr. Shantram Rangnath Jadhav executed Gift Deed for Gat No. 79 admeasuring area 00 H. 60 R. in favor of 1. Dhanvir Madhukar Jadhav, 2. Daulat Madhukar Jadhav minor through its natural guardian Madhukar Rangnath Jadhav and said Gift deed Registered in Sub register office Haveli No. 11 vide its Document No. 2051/2009.





9. That the, It appears from the mutation entry no. 22150 on dated 24/06/2011 Mr. Shantram Rangnath Jadhav has mortgaged said property Gat No. 79 From Chikhali Deepak Vi. Ka. Seva Sahakari Society, Chikhali for 3,00,000/- on dated 22/06/2011. After that he refund the loan amount with interest on dated 30/03/2012 and Chikhali Deepak Vi.Ka.Seva Sahakari Society, Chikhali given no due certificate which entered in the records of rights and in 7/12 extract vide mutation entry No. 23724 on dated 19/05/2012.
10. That the, It appears from the mutation entry no. 23827 on dated 11/07/2012 Mr. Shantram Rangnath Jadhav has mortgaged said property Gat No. 79 From Chikhali Deepak Vi. Ka. Seva Sahakari Society, Chikhali for Rupees 2,00,000/- on dated 07/07/2012.
11. That the, It appears from the mutation entry no 22571 Deputy Director Urban Planning Pimpri Chinchwad Municipal Corporation Pimpri Pune Pune Out of Gat No. 79 at Village Chikhali, Taluka Haveli Dist. Pune, Development Plan Area 18.00 mtr. Road area affected by this proposal is 2900 sq.mtrs in lieu of TDR. The area has been acquired for Pimpri Chinchwad Municipal Corporation Road by way of possession deed which is duly registrar of the Haveli No. 17, vide Document No. 9588/11 on dated 02/09/11.
12. That the, It appears from the mutation entry no. 27967 Regarding the exact matching of handwritten and computerized rights records (G. No. 7/12) using re- edit module under e-Ferfar project, Government Circular no. Ra. Bhu.A. / P. No. 180 / L-1, dated 07.05.2016 As per instructions, Hon'ble Tehsildar Haveli District Pune As per the order passed And the Circle Officer certified the mutation entry no. 27967 on dated 25/01/2017, the following computerized 7/12 has been amended.

| Sr. No. | S. No. / G. No. | To make Changes in Columns | Details on 7/12 in Current Condition | Details Corrected by modification |
|---------|-----------------|----------------------------|--------------------------------------|-----------------------------------|
| 2       | 79              | Other Rights               |                                      | Reduced Information:<br>22150.    |

13. That the 1. Shantaram Rangnath Jadhav, 2. Dwarkabai Shnatram Jadhav, 3. Rajkumar Shantram Jadhav, 4. Surekha Rajkumar Jadhav, 5. Tushar Rajkumar Jadhav, 6. Nandkumar Shantram Jadhav, 7. Seema Nandkumar Jadhav, 8. Yogiraj Nandkumar Jadhav, 9. Harsh Nandkumar Jadhav executed Development agreement and Power of attorney all that piece and parcel of the property Survey No. 79 total admeasuring area 02 H. 91 R. + Pot Kharaba 00 H. 06R. assessed at Rs. 9.19 Paise out of admeasuring area 01H. 02 R + Pot Kharaba 00 H. 06 R. assessed at Rs. 3.22 Paise out of 00 H. 49 R. i.e. 4900 Sq. Mtrs. at Village Chikhali,



Taluka Haveli, Dist. Pune in favour of M/s. Shakuntal Buildcon through its Partner 1. Arun Shamlal Vijay, 2. Dipakkumar Rajubhai Pokar, 3. Nandkumar Shantram Jadhav and said Development agreement & Power of attorney Registered in Sub register office Haveli No. 26 vide its Document No. 19211/2022 & 19212/2022 on dated 17/10/2022.

Hereinafter, individually referred as SCHEDULE -C, respectively and collectively referred as Said Properties

#### SCHEDULE A

All that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H. 51 Are as per sanction layout plot no. 3 admeasuring area 3687.29 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and is bounded as under:

|                      |                                           |
|----------------------|-------------------------------------------|
| On or towards East : | 18 Mtrs. D.P. Road On or                  |
| towards West:        | Gat No. 51 Property                       |
| On or towards South: | Gat No. 55 property of Mr. Pandit jadhav. |
| On or towards North: | Gat No. 78 Remaining property             |

#### SCHEDULE B

All that piece and parcel of the Property bearing Gat No. 78 having admeasuring area of 00H.49 Ares plus Potkharaba having area of 00 H. 02 Ares and having total admeasuring area of 00H.51 Are as per sanction layout plot no. 3 admeasuring area 00 H. 12.75 R 1275 Sq. Mtrs which is assessed at Rs.1.06 Paise situated at Village Chikhali, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and is bounded as under:

|                      |                                |
|----------------------|--------------------------------|
| On or towards East:  | 18 Mtrs. D.P. Road             |
| On or towards West:  | Gat No. 51 Property            |
| On or towards South: | Gat No. 78 Remaining Property. |
| On or towards North: | Gat No. 79.                    |

#### SCHEDULE C



**TIDAKE**  
ASSOCIATES



All that piece and parcel of the property Survey No. 79 total admeasuring area 02 H. 91 R. + Pot Kharaba 00 H. 06 R. assessed at Rs.9.19 Paise out of admeasuring area 01 H. 02 R + Pot Kharaba 00 H. 06 R. assessed at Rs. 3.22 Paise out of 00 H. 49 R. i.e. 4900 Sq. Mtrs. (in development agreement need to check) at Village Chikhali, Taluka Haveli, Dist. Pune, within the local limits of Pimpri chinchwad Municipal Corporation and within jurisdiction of Sub-Registrar Haveli, Dist. Pune and is bounded as under:

|                     |                     |
|---------------------|---------------------|
| On or towards East  | 18 Mtrs D.P. Road   |
| On or towards West  | Gat No. 51 Property |
| On or towards South | Gat No. 78 Property |
| On or towards North | 18 Mtrs. D.P. Road  |

Along with all right of apparent things there to

Date :05/06/2024

  
NITIN P TIDAKE  
ADVOCATE

TIDAKE ASSOCIATES

Partner



**TIDAKE**  
ASSOCIATES