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FORMAT - A

(Circular No. :- 28/2021)

To Maha RERA,

Pune.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing New Gat No. 203 (Old Gat No 1321), admeasuring 00H. 51R (i.e. area adm. about 5100 Sq. Meters) (including Potkharaba) assessed at Rs. 2.31 Paise out of which the admeasuring 00H. 18R (i.e. area adm. about 1800 Sq. Meters) Rs. 1.38 Paise & New Gat No. 204 (Old Gat No 1322), admeasuring 00H. 29R (i.e. area adm. about 2900 Sq. Meters) (including Potkharaba) assessed at Rs. 1.25 Paise out of which the admeasuring 00H. 12R (i.e. area adm. about 1200 Sq. Meters) Rs. 0.54 Paise which belongs to SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL situated at village Borhadewadi(Moshi), Taluka Haveli, Dist- Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation within the Registration Sub-District of Taluka Haveli, District Pune

I have investigated the title of the said plot on the request of MSHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, and following documents i.e :-





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1) Description of the property.

A] All that piece and parcel of land bearing New Gat No. 203 (Old Gat No 1321), admeasuring 00H. 51R (i.e. area adm. about 5100 Sq. Meters) (including Potkharaba) assessed at Rs. 2.31 Paise out of which the admeasuring 00H. 18R (i.e. area adm. about 1800 Sq. Meters) Rs. 1.38 Paise situated at village Borhadewadi(Moshi), Taluka Haveli, Dist- Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation, and also within the limits of Sub-Registrar Haveli No. 1 to 27.

B] All that piece and parcel of land bearing New Gat No. 204 (Old Gat No 1322), admeasuring 00H. 29R (i.e. area adm. about 2900 Sq. Meters) (including Potkharaba) assessed at Rs. 1.25 Paise out of which the admeasuring 00H. 12R (i.e. area adm. about 1200 Sq. Meters) Rs. 0.54 Paise situated at village Borhadewadi(Moshi), Taluka Haveli, Dist- Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation, and also within the limits of Sub-Registrar Haveli No. VII, Dist. Pune.

THE BOUNDRIES OF COMBINED GAT NO. 203 & 204 HAVING AREA ADM. ABOUT 00H 30R i.e. 3000 Sq. Meters BEING DESCRIPTION OF THE ENTIRE PROPERTIES AS FOLLOWS:

:ON AND TOWARD EAST : By Gat No. 205 and Property of Mr. Baban Hingane.

SOUTH : By Gat No 203 & 204 and it's remaining area therein.

WEST : By Gat No 202 & Property of Mr. Baban Hingane.

NORTH : By 24 Meter wide D.P. Road.





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2) The documents of allotment of plot.

The applicant has handed over, submitted and supplied to me the following documents.

for my observation & scrutiny.

- 1) Copy of Sale deeds.
- 2) Copy of Index II & registration receipt.
- 3) Copy 7/12 extracts.
- 4) Copy of Mutation Extracts
- 5) Copy of Sanctioned Plan approved by Town Planning
- 6) Copy of Commencement Certificate given by Local Authority and other co-related and relevant papers, documents, extracts, etc.
- 7) And all other co-related papers & document and also oral information from applicants.

3) 7/12 extract or property card issued by Gav Kamgar Talhati Wagholi, mutation entry no. 1,2062, 6290, 7610, 7691, 8252, 90,1502, 1804, 406, 1519, 2531, 2530, 2529, 8658.

4) Search report for 30 years from 1994 till October 2023.

5) 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 **SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL** is clear, marketable and without any encumbrances.





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6) Owners of the said property

SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER

- 1) MR. TANAJI PUNDALIK PATIL,
- 2) MR. HANSAL SUDHIR PARIKH,
- 3) MR. SACHIN BAJIRAO SUTAR,
- 4) MR. KAMLESHKUMAR ADHYASHANKAR DUBEY,
- 5) MR. BHAVARLAL MAHARAMJI CHAUDHARI,
- 6) MR. PANKAJ BABURAO PATIL

Enclose: Annexure

Place: Pune

Date: 20/10/2023

Advocate

Ameett Kadus

Adv Amit Kadus





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(Circular No.:- 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extract or property card issued by Gav Kamgar Talhati Borhadewadi.
- 2) Mutation entry no. 2463, 8768, 8701, 18242.
- 3) Search report for 30 years from 1994 till October 2023.
- 4) Any other relevant title.
- 5) Litigations if any.

BRIEF HISTORY OF THE PROPERTY - A,

All that piece and parcel of the properties bearing Gat No 203 (Old Gat No 1321) having admeasuring 00H. 51R (i.e. area adm. about 5100 Sq. Meters) (Including Potkharaba) in aggregate and being assessed at Rs. 2.31 Paise of village Borhadewadi (Moshi), Taluka Haveli, Dist- Pune, under the jurisdiction of Sub-Registrar Haveli No. VII Pune and within the limits of Pimpri-Chinchwad Municipal Corporation which properties are more particularly described in the Schedule written hereunder, and hereinafter for the sake of brevity and convenience collectively referred to as "The said entire property" was previously owned by Mr. Ramchandra Maruti Borate.





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It appears that, while perusing mutation entry No. 1 dated 17/1/1970, it states that the said property (which previously situated in village Moshi) was allotted to Mr. Ramchandra Maruti Borate by order given by Upasanchalak Bhumi Abhilekh, Pune under the provision stated in Jamin Ekatrikaran Yojana and thus accordingly the name of Mr. Ramchandra Maruti Borate was recorded on 7/12 extract by mutation entry No. 1.

AND THEREAFTER, It appears through mutation no. 1 dated 01/08/1989 that as per Maharashtra State weight and measurement Implementation and Coins Act 1955, section 1958 has given revenue effect in the village registration by Inspector Bhumiabhilekh, Maharashtra State order and forest department order dated 01/08/1989 the said Village Moshi was segregated and Borhadewadi village was formed and registered into maharashtra revenue records to obtain revenue out of it. And after bifurcation of Moshi Village to Borhadewadi, the Gat No. 1321(Old) was renumbered as Gat No. 203(New).

AND THEREAFTER, It appears that the said original owner i.e. Mr. Ramchandra Maruti Borate sold his entire area admeasuring 00H. 51R (i.e. area adm. about 5100 Sq. Meters) (Including Potkharaba) in aggregate and being assessed at Rs. 2.31 Paise. in favour of Mr. Chagan Babulalji Pathak, Mrs. Usha Chagan Pathak, Master. Avinash Chagan Pathak, Mr. Deepakkumar Babulalji Pathak, Mrs. Prafulla Deepakkumar Pathak and Master. Harsh Deepakkumar Pathak by way of Sale Deed which was duly registered in the office of Sub-registrar Haveli No. 15 Pune dated 17/09/2002 vide serial No. 3261/2002 and Accordingly the names of Mr. Chagan Babulalji Pathak, Mrs. Usha Chagan Pathak, Master. Avinash Chagan Pathak, Mr. Deepakkumar Babulalji Pathak, Mrs. Prafulla Deepakkumar Pathak and Master. Harsh Deepakkumar Pathak were recorded on 7/12 extract as owners vide Mutation Entry No 2062.





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AND THEREAFTER, It appears that out of abovementions owners Master. Harsh Deepakkumar Pathak wanted his share of land i.e. area admeasuring 00H 8.5R (i.e. area adm. about 850 Sq. Meters) (1/6th share of entire land) to be separate from entire area admeasuring 00H 51R (i.e. area adm. about 5100 Sq. Meters) and accordingly Master. Harsh Deepakkumar Pathak through C/O Mr. Deepakkumar Babulalji Pathak alongwith other owners i.e. Mr. Chagan Babulalji Pathak, Mrs. Usha Chagan Pathak, Master. Avinash Chagan Pathak, Mr. Deepakkumar Babulalji Pathak and Mrs. Prafulla Deepakkumar Pathak executed Partition Deed which was duly registered in the office of Sub-registrar Haveli No. 17 Pune dated 02/11/2010 vide serial No. 12685/2010 and Accordingly the said share of land i.e. area admeasuring 00H 8.5R (i.e. area adm. about 850 Sq. Meters) (1/6th share of entire land) out entire area admeasuring 00H 51R (i.e. area adm. about 5100 Sq. Meters) was separated and said share came in the name of Master. Harsh Deepakkumar Pathak. though it's effect was not taken on 7/12 extract.

AND THEREAFTER, It appears that out of all owners Mrs. Prafulla Deepakkumar Pathak died on 14/10/2016, leaving behind her legal heirs namely Mr. Deepakkumar Babulalji Pathak (Husband) and Master. Harsh Deepakkumar Pathak (Son). and subsequently Mr. Deepakkumar Babulalji Pathak made application to gaon kamgar Talhati Bordewadi (Moshi) along with all requisite documents to eliminate the name of deceased Mrs. Prafulla Deepakkumar Pathak and accordingly the name of deceased Mrs. Prafulla Deepakkumar Pathak was removed from 7/12 extract vide Mutation entry No. 6290.

AND THEREAFTER, It appears that out of abovementions owners Master. Harsh Deepakkumar Pathak out of his share of land i.e. area admeasuring 00H 8.5R (i.e. area





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adm. about 850 Sq. Meters) (1/6th share of entire land) leased 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs for 99 years in favour of M/S Sim Realty through its partner Bhandari Buidcon Pvt Ltd. through its director Sachin Rikhablal Bhandari by way of Lease Deed which was duly registered in the office of Sub-registrar Haveli No. 19 Pune dated 05/04/2021 vide serial No. 5667/2021 and accordingly the name of M/S Sim Realty through its partner Bhandari Buidcon Pvt Ltd. through its director Sachin Rikhablal Bhandari was recorded in others rights column on 7/12 extract vide mutation entry No. 7610.

AND THEREAFTER, It appears that M/S Sim Realty through its partner Bhandari Buidcon Pvt Ltd. through its director Sachin Rikhablal Bhandari leased 1000 Sq. Ft. i.e. 92.93 Sq. Mtrs for 99 years in favour of Maharashtra State Electricity Distribution Company Ltd. through its authorised signatory Mr. Rahul K. Gaware by way of Lease Deed which was duly registered in the office of Sub-registrar Haveli No. 14 Pune dated 18/06/2021 vide serial No. 7369/2021 and accordingly the name of Maharashtra State Electricity Distribution Company Ltd. was recorded in others rights column on 7/12 extract vide mutation entry No. 7691.

AND THEREAFTER, It appears that M/S Sim Realty through its partner Bhandari Buidcon Pvt Ltd. through its director Sachin Rikhablal Bhandari and Mr. Kiran Madanlal Singhvi executed grant of easement of right of way Deed for an area admeasuring 911 Sq. Ft. out of Gat no 209 (Old Gat No 1327) leading from 24 Metrer D.P. Road to Gat No 203 for the purpose of ingress and egress in favour of Mr. Harsh Deepakkumar Pathak and the said grant of easement of right of way Deed which was duly registered in the office of Sub-registrar Haveli No. 08 Pune dated 09/03/2022 vide serial No. 2051/2022 and accordingly Mr. Harsh Deepakkumar Pathak acquired the rights to use of area admeasuring 911 Sq. Ft. out of Gat





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no 209 (Old Gat No 1327) leading from 24 Metrer D. P. Road to Gat No 203 for the purpose of ingress and egress

AND THEREAFTER, It appears that the said owners i.e. Mr. Chagan Babulaji Pathak, Mrs. Usha Chagan Pathak, Mr. Avinash Chagan Pathak, Mr. Deepakkumar Babulaji Pathak and Mr. Harsh Deepakkumar Pathak wanted sale **an area admeasuring 00H 30R (i.e. area adm. about 3000 Sq. Meters)** from entire area admeasuring 00H 51R (i.e. area adm. about 5100 Sq. Meters) in favour of **SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL** by way of Sale Deed which was duly registered in the office of Sub-registrar Haveli No. 27 Pune dated 23/05/2022 vide serial No. 4377/2022 and Accordingly **SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL** were recorded on 7/12 extract as owners vide Mutation Entry No 8252.

At present, **SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL** are the owners of all that piece and parcel of and bearing Gat No 203(Old Gat No 1321), area admeasuring 00H.





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30R (i.e. area adm. about 3000 Sq. Meters) assessed at Rs. 01.39 Paise. the said the property is situated Village Borhadewadi(Moshi), Taluka Haveli Dist -Pune.

BRIEF HISTORY OF THE PROPERTY - B,

All that piece and parcel of the properties bearing Gat No 204 (Old Gat No. 1322) having admeasuring 00H. 29R (i.e. area adm. about 2900 Sq. Meters) (Including Potkharaba) in aggregate and being assessed at Rs. 1.25 Paise of village Borhadewadi (Moshi), Taluka Haveli, Dist- Pune, under the jurisdiction of Sub-Registrar Haveli No. VII Pune and within the limits of Pimpri-Chinchwad Municipal Corporation which properties are more particularly described in the Schedule written hereunder, and hereinafter for the sake of brevity and convenience collectively referred to as "The said entire property" was previously owned by Mr. Khandu Sakharam Borate.

AND THEREAFTER, It appears that the said original owner i.e. Mr. Khandu Sakharam Borate sold his entire area admeasuring 00H. 29R (i.e. area adm. about 2900 Sq. Meters) (Including Potkharaba) in aggregate and being assessed at Rs. 1.25 Paise. in favour of Mr. Sahadu Namdeo Hingane by way of Sale Deed which was duly registered in the office of Sub-registrar Haveli, Pune dated 26/12/1969 and Accordingly the name of Mr. Sahadu Namdeo Hingane was recorded on 7/12 extract as owners vide Mutation Entry No 90.

AND THEREAFTER, It appears that, while perusing mutation entry No. 1502 dated 01/09/1987, the said owner, Mr. Sahadu Namdeo Hingane died intestate on





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07/07/1987 leaving behind her children as legal heirs namely as son (1) Mr. Dattu Sahadu Hingane, (2) Mr. Pandit Sahadu Hingane, (3) Mr. Chandrakant Sahadu Hingane, and as Daughter (4) Kantabai Haribhau Kudale, (5) Shantabai Uttam Kudale (6) Subadrabai Madhukar Kudale, (7) Tarabai Dattu Kudale, and (8) Lilabai Bahirji Kudale and as wife (9) Smt. Sarubai Sahadu Hingane, and as brother (10) Mr. Vithoba Namdeo Hingane, (11) Mr. Pandurang Namdeo Hingane, (12) Mr. Bhaguji Namdeo Hingane and Accordingly the names of each abovementioned legal heirs were recorded on 7/12 extract of Gat No. 204 by Mutation Entry No. 1502

AND THEREAFTER, It appears through mutation entry no. 1 dated 01/08/1989 that as per Maharashtra State weight and measurement Implementation and Coins Act 1955, section 1958 has given revenue effect in the village registration by Inspector Bhumiabhilekh Maharashtra State order and forest department order dated 01/08/1989 the said Village Moshi was segregated and Borhadewadi village was formed and registered into maharashtra revenue records to obtain revenue out of it. And after bifurcation of Moshi Village to Borhadewadi, the Gat No. 1322(Old) was renumbered as Gat No. 204(New).

AND AFTERWARDS, Mutation entry no 1804 from 12/05/1989 shows that Mr. Pandurang Namdeo Hingane and Mr. Bhaguji Namdeo Hingane, two of the aforementioned owners, came to a consensus and filed an application for the partition of Gat no 204 as detailed therein as (1) Mr. Dattu Sahadu Hingane, (2) Mr. Pandit Sahadu Hingane, (3) Mr. Chandrakant Sahadu Hingane, and as Daughter (4) Kantabai Haribhau Kudale, (5) Shantabai Uttam Kudale, (6) Subadrabai Madhukar Kudale, (7) Tarabai Dattu Kudale, and (8) Lilabai Bahirji Kudale and as wife (9) Smt. Sarubai Sahadu Hingane, all of them having share of 4 Anne, (10) Mr. Vithoba Namdeo Hingane having share of 4 Anne, (11) Mr. Pandurang Namdeo





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Hingane having share of 4 Anne, and (12) Mr. Bhaguji Namdeo Hingane having share of 4 Anne to Gaokamgar Talhati. Subsequently, Mutation entry No. 1804's impact and verbal affirmation were revoked.

AND THEREAFTER, It appears that, while perusing mutation entry No. 406 dated 25/06/1994, the said owner, Mr. Pandit Sahadu Hingane died intestate on 09/10/1988 leaving behind her children as legal heirs namely as son (1) Mr. Kuldip Pandit Hingane, (2) Mr. Baban Pandit Hingane, and as Daughter (3) Manisha Pandit Hingane, and as wife (4) Smt. Rukmini Pandit Hingane and Accordingly the names of each abovementioned legal heirs were recorded on 7/12 extract of Gat No. 204 by Mutation Entry No. 406.

AND THEREAFTER, It appears that, while perusing mutation entry No. 1519 dated 10/03/1999, the said owner, Mr. Chandrakant Sahadu Hingane died intestate on 22/10/1998 leaving behind her children as legal heirs namely as Daughter (1) Pratibha Chandrakant Hingane, (2) Manjushri Chandrakant Hingane and as wife (3) Smt. Meenatai Chandrakant Hingane and Accordingly the names of each abovementioned legal heirs were recorded on 7/12 extract of Gat No. 204 by Mutation Entry No. 1519.

AND THEREAFTER, it would seem that Mr. Vishnu Vitthal Rasal was granted power of attorney over an area administration at around 00H29R (i.e. area adm. about 2900 Sq Meters), at which time all rights were bestowed upon him by the whole Hingane family and the said Power of Attorney Deed was duly registered in the office of Sub-registrar Haveli No. 14





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Pune dated 20/10/2005 vide serial No. 7209/2005 and accordingly the Mr. Vishnu Vitthal Rasal acquired all inalienable rights through said Power of Attorney Deed.

AND THEREAFTER, It appears that Mr. Vishnu Vitthal Rasal on behalf of entire Hingane family sold land area adm. about 929.36 Sq. Mtrs in favour of Mr. Chaganlal Babulalji Pathak and Mr. Dipakumar Babulalji Pathak by way of Sale Deed which was duly registered in the office of Sub-registrar Haveli No. 14 Pune dated 28/04/2006 vide serial No. 5616/2006 and accordingly the names of Mr. Chaganlal Babulalji Pathak and Mr. Dipakumar Babulalji Pathak were recorded on 7/12 extract vide mutation entry No. 2531.

AND THEREAFTER, It appears that Mr. Vishnu Vitthal Rasal on behalf of entire Hingane family sold land area adm. about 766.26 Sq. Mtrs along with shed construction thereon in favour of Mr. Dipakumar Babulalji Pathak by way of Sale Deed which was duly registered in the office of Sub-registrar Haveli No. 14 Pune dated 28/04/2006 vide serial No. 5615/2006 and accordingly the names of Mr. Dipakumar Babulalji Pathak was recorded on 7/12 extract vide mutation entry No. 2530.

AND THEREAFTER, It appears that Mr. Vishnu Vitthal Rasal on behalf of entire Hingane family sold land area adm. about 929.36 Sq. Mtrs in favour of Mr. Chaganlal Babulalji Pathak by way of Sale Deed which was duly registered in the office of Sub-registrar Haveli No. 14 Pune dated 28/04/2006 vide serial No. 5614/2006 and accordingly the names of Mr. Chaganlal Babulalji Pathak were recorded on 7/12 extract vide mutation entry No. 2529.





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BRIEF HISTORY OF THE PROPERTY- A & PROPERTY- B.

AND THEREAFTER, It appears through mutation entry no 8658 that SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL AND Mr. Chaganlal Babulalji Pathak and Mr. Dipakumar Babulalji Pathak unanimously decided to execute Deed of Exchange wherein the SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL having total area of adm. about 00H 30R (i.e. area adm. about 3000 Sq. Meters) out of Gat No. 203 (Old Gat No. 1321) out of which the area adm. about 00H 12R (i.e. area adm. about 1200 Sq. Meters) has been exchanged or swapped with the area administrator at around 00H 12R (i.e. area adm. about 1200 Sq. Meters) out of Gat No. 204 belonging to Mr. Chaganlal Babulalji Pathak and Mr. Dipakumar Babulalji Pathak. The said Exchange Deed which was duly registered in the office of Sub-registrar Haveli No 05 Pune dated 17/03/2023 vide serial No. 5690/2023 and accordingly the new areas were effected on 7/12 extract vide mutation entry No. 8658.

4) Any other relevant title

Now the present applicant i.e. SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR





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DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL
have full development rights in respect of said property.

I have no hesitation to conclude to opine that **SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL** are having development rights in respect land bearing **New Gat No. 203 (Old Gat No 1321)**, admeasuring **00H. 51R** (i.e. area adm. about **5100 Sq. Meters**) (including Potkharaba) assessed at **Rs. 2.31 Paise** out of which the admeasuring **00H. 18R** (i.e. area adm. about **1800 Sq. Meters**) **Rs. 1.38 Paise** & **New Gat No. 204 (Old Gat No 1322)**, admeasuring **00H. 29R** (i.e. area adm. about **2900 Sq. Meters**) (including Potkharaba) assessed at **Rs. 1.25 Paise** out of which the admeasuring **00H. 12R** (i.e. area adm. about **1200 Sq. Meters**) **Rs. 0.54 Paise** and the title of the said property is good, clear and marketable title without any encumbrances of whatsoever nature, and during the course of my inspection and scrutiny of the documents and extracts supplied to me for my observance.

The report reflecting the flow of the title of the **SHREE ARYAATECH DEVELOPERS LLP THROUGH IT'S PARTNER MR. TANAJI PUNDALIK PATIL, MR. HANSAL SUDHIR PARIKH, MR. SACHIN BAJIRAO SUTAR, MR. KAMLESHKUMAR ADHYASHANKAR DUBEY, MR. BHAVARLAL MAHARAMJI CHAUDHARI AND PANKAJ BABURAO PATIL** on the said land is enclosed herewith as annexure





B. B. KADUS & ASSOCIATES

AMEETT KADUSS

Advocate

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5) Litigations if any.

The aforementioned property has never been the subject of a dispute in any legal forum, local body, acquisition, or requisition procedure that has ever taken place. And to this very day, the Owners have not received any communication from either the land acquisition department or the ceiling department, despite this, as of right now, this property is free hold land, and it is totally in my occupancy.

Place: Pune

Date: 20/10/2023

Advocate

Ameett Kadus

AMIT. B. KADUS

