

PARMESHWAR M. PATIL

B.S.L., LL.B.

ADVOCATE

Office No. 4, 1st Floor, M.P.B. Chambers, Pune-Solapur Road, S. No. 156/10, Hadapsar, Pune - 411 028. • adv_param57@yahoo.com • 9850575740

Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Date :

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 484, 659, 699, 700, 711, 909, 912, 1319, 1792, 1796, 1907, 1945, 3020, 3037, 3792, 4058, 5299, 6946, 6973, 8298, 9670, 9872, 9875, 10129, 10331, 10785, 10817, 10819, 10966, 11047, 11286, 11397, 11736, 11847, 11875, 11963, 12165.
- 3) Search report for 30 years from 1994 to 2023 taken from Jt. Sub-Registrar Haveli.
- 4) **Any other relevant title** - Already Explained in Search Report & Title Opinion dated 25/09/2023 as follows:-
- 5) **HISTORY AND FLOW OF TITLE OF LAND S. NO. 52, HISSA NO. 1, S. NO. 52, HISSA NO. 5A/5 & S. NO. 52, HISSA NO. 5A/6:**
 - a) On perusal of all the Property mentioned papers, documents record maintained by the Revenue Department as well as in the office of Sub-Registrar of Assurances of properties, Haveli and furnished by Mr. Subhash Dnyanoba Dhamal Prop. Mauli Developers it reveals that, the said land S. No. 52, Hissa No. 1 (Old S. No. 85/1)



previously owned and possessed by Mr. Tukaram, Genba & Bhivba Arjuna Nimbalkar.

- b)** After perusal of M. E. No. 484 it reveals that, Chandrashekhar Tukaram Sangamnerkar purchased land S. No. 85, Hissa No. 1 (P), S. No. 85, Hissa No. 5, S. No. 85, Hissa No. 9, S. No. 85, Hissa No. 10, S. No. 85, Hissa No. 6 against the consideration of Rs. 400/- from Mr. Tukaram, Mr. Genba & Mr. Bhivaba Arjuna Nimbalkar by virtue of Sale Deed dated 07/02/1938. As per the said Sale Deed name of the purchaser Chandrashekhar Tukaram Sangamnerkar was entered into the revenue record by aforesaid mutation.
- c)** After perusal of M. E. No. 659 it reveals that, Mr. Chandrashekhar Tukaram Sangamnerkar has sold, transferred and conveyed the said land to Mr. Vishwanth Amolik Rukari by virtue of Sale Deed dated 14/11/1945. As per the said Sale Deed name of the purchaser Mr. Vishwanath Amolik Rukari was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer on 07/05/1946.
- d)** Land bearing S. No. 85/5+12 was previously owned and possessed by Mr. Dhondi Tukaram Kanade
- e)** After perusal of M. E. No. 699 it reveals that, Mr. Dhondi Tukaram Kanade has sold, transferred and conveyed the land bearing S. No. 85, Hissa No. 5 + 12 to Mr. Dagdu Bhiva Abnave (Chambhar) against the consideration of Rs. 99/- by virtue of Sale Deed dated



05/06/1946. As per the said Sale Deed name of the purchaser Mr. Dagdu Bhiva Adnave was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer.

f) After perusal of M. E. No. 700 it reveals that, Vishwanath Amolik Rukari has sold, transferred and conveyed the land bearing S. No. 85, Hissa No. 5 + 12 to Mr. Dagdu Bhiva Abnave (Chambhar) against the consideration of Rs. 200/- by virtue of Sale Deed dated 03/06/1946. However at the time of said Sale Deed S. No. was written as 85/12 (P) instead of S. No. 85/5+12. Therefore as per the said Sale Deed and mutation Entry No. 699 name of the purchaser Mr. Dagdu Bhiva Abnave (Chambhar) was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer.

g) After perusal of M. E. No. 711 it reveals that, the said Mr. Vishwanath Amolik Rukari demised on 09/05/1947 leaving behind his only legal heir wife Smt. Parvatibai Vishwanath Rukari was brought on record by aforesaid which is certified by concerned Circle Officer on 25/04/1947.

h) After perusal of M. E. No. 909 it reveals that, Mr. Dagdu Bhiva Abnave (Chambhar) has sold, transferred and conveyed the said land bearing S. No. 85, Hissa No. 5 + 12 to Smt. Parvatibai Vishwanth Rukari against the consideration of Rs. 200/- by virtue of Sale Deed dated 30/03/1951. However at the time of said Sale



PARMESHWAR M. PATIL

Deed S. No. was written as 85/12 (P) instead of S. No. 85/5+12. As per the said Sale Deed name of the purchaser Parvatibai Vishwanth Rukari was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer.

i) After perusal of M. E. No. 912 it reveals that, Mr. Dagdu Bhiva Abnave (Chambhar) has sold, transferred and conveyed the said land bearing S. No. 85, Hissa No. 5 + 12 to Dhondi Tukaram Kanade against the consideration of Rs. 100/- by virtue of Sale Deed dated 30/03/1950. As per the said Sale Deed name of the purchaser Dhondi Tukaram Kanade was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer. However at the time of said Sale Deed S. No. was written as 85/7 (P) instead of S. No. 85/5+12. As per the said Sale Deed name of the purchaser Dhondi Tukaram Kanade was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer.

j) After perusal of M. E. No. 1319 it reveals that, that the order passed by Hon'ble Mamledar Haveli, Pune bearing No. Order No./Kou/Undri/1960 on 08/06/1960. As per the said order true possessors names were confirmed by correcteing the Jungle Vahivat and subject property is denoted and shown in the possession of Dhondi Tukaram Kanade. Implementation of the said order is given to the Revenue Record by aforesaid mutation.



- k)** After perusal of M. E. No. 1792 it reveals that, Mr. Dhondiba Tukaram Kanade died on 28/05/1965 leaving behind his only legal heir of Son Mr. Shankar Dhondiba Kanade. Accordingly the name of Mr. Shankar Dhondiba Kanade was brought on record by aforesaid mutation.
- l)** After perusal of M. E. No. 1796 it reveals that, the schedule property was mortgaged by owner Mr. Shankar Dhondiba Kanade against the loan of Rs. 8000/- on 20/08/1974 with Undri Vividh Karyakari Sahakari Society and the said charge kept in other rights column of 7/12 extract of the said property by aforesaid mutation.
- m)** After perusal of M. E. No. 1907 it reveals that, as per the order of Hon'ble Tahasildar Haveli in bunding bearing No. VS/50/76 dated 13/05/1976, the charge of bunding in respect of subject property for Rs. 40962 Ps. Was kept in order rights column denoted at Serial No. 32 by aforesaid mutation..
- n)** After perusal of M. E. No. 1945 it reveals that, the subject property was mortgaged by owner Mr. Shankar Dhondiba Kanade against the loan of Rs. 5000/- dated 04/16/1978 with Undri Vividh Karyakari Sahakari Society by and said charge kept in other rights column of 7/12 extract if the said property by aforesaid mutation..
- o)** After perusal of M. E. No. 3020 it reveals that, the order passed by Hon'ble Tahasildar Haveli, Pune bearing Order No. BND/WS/60/1983 on 06/05/1983. The earlier charge of bunding



PARMESHWAR M. PATIL

kept in the other rights column in respect of subject property is exempted and accordingly the charge created as per M.E. No. 1907 is deleted by aforesaid mutation.

p) After perusal of M. E. No. 3037 it reveals that, Parvati Vishwanth Rukari has been sold, transferred and conveyed the said land to Mr. Mhasku Sadu Dangmali, Uttam Mhasku Dangmali, Shivram Mhasku Dangmali, Ramchandra Mhasku Dangmali, Vitthal Mhasku Dangmali, Pandurang Mhasku Dangmali, with consent of Malan Malikarjun Enurkar, Bhimabai Vishnu Purvant, Sou. Taramati @ Champa Siddheshwar Sangamnerkar, Triveni Gajanan Kapse, Shivleela Atmaram Rukari, Shakuntala Kanade by virtue of Sale Deed dated 14/02/1979. As per the said Sale Deed name of the purchaser Mr. Mhasku Sadu Dangmali & Others was recorded to the revenue record by aforesaid mutation which is certified by Circle Officer on 21/05/1984.

q) After perusal of M. E. No. 3792 it reveals that, Notification issued by the Govt. of Maharashtra and the order passed by Addl. Collector Pune bearing final Notification No. Administration/S.R.23 dated 06/09/1977 the village Wadachiwadi under revenue village Undri has been given separate recognition as revenue village Wadachiwadi and a separate Akarbandh and Hissa Form has been implemented. Hence, the Survey Number of the village Undri and new village Wadachiwadi has been changed and Survey Number 85



of village Undri has been changed and given New S. No. 51 and the said effect has been given to the revenue record by aforesaid mutation;

r) After perusal of M. E. No. 4058 it reveals that, the Partition took place amongst the family members of Shankar Dhondiba Kanade and Others 12. The Shankar Dhondiba Kanade and Others 12 have made an executed Deed of Partition on 30/09/1991 at Sr. No. 15964/1991. As per the said Deed of Partition land S. No. 52/5+12/5 comes to the share of Mr. Rajendra Shankar Kanade and land S. No. 52/5+12/6 comes to the share of Mr. Shrikrishna Shankar Kanade. Accordingly the name of Mr. Rajendra Shankar Kanade and Mr. Shrikrishna Shankar Kanade were recorded to the reveue record by aforesaid mutation respectively.

s) After perusal of M. E. No. 5299 it reveals that, the said Shivram Dangmali demised on 28/08/1995 leaving behind his legal heirs namely wife Smt. Kamal Shivram Dangmali, Sons Mr. Subhash Shivram Dangmali, Mr. Sumit Shivram Dangmali and married daughter Mrs. Sangita Shivaji Jadhav were brought on record i.e. on 7/12 extract of S. No. 52, Hissa No. 1 by aforesaid which is certified by concerned Circle Officer on 17/08/1996.

t) After perusal of M. E. No. 6946 it reveals that, the Order passed by Hon'ble Tahasildar Haveli bearing No. HNO/KAVI/1668/2005 Pune on 24/02/2005 and an order passed by Revenue and forest



PARMESHWAR M. PATIL

department Mantralaya Mumbai bearing No. CLR/Proceeding No. 4/Part-1/L-1/Sell on 13/11/2002. As per the said order Hissa No. of S. No.'s changed into New Hissa No's and accordingly subject property changed into S. No. 52/5A/5 and S. No. 52/5A/6 instead of S. No. 52/5+12/5 and 52/5+12/6 respectively by aforesaid mutation.

u) After perusal of M. E. No. 6973 it reveals that, the said Laxman Mhasku Dangmali demised on 28/12/2002 leaving behind his only legal heirs Son Mr. Ashok Laxman Dangmali, Mr. Bhagwan Laxman Dangmali and Mr. Anil Laxman Dangmali were brought on record by aforesaid mutation which is certified by concerned Circle Officer on 08/09/2005.

v) After perusal of M. E. No. 8298 it reveals that, the said Maruti Mhasku Dangmali demised on 22/11/2006 leaving behind his legal heirs wife Smt. Anjana Maruti Dangmali, Son Mr. Rajendra Maruti Dangmali, married daughters Mrs. Shobha Dattatraya Nale, Mrs. Sunita Mahadev Shinde. Out of the said legal heirs married daughters Mrs. Shobha Dattatraya Nale and Mrs. Sunita Mahadev Shinde made an executed Deed of Release earlier in favour of their real brother Mr. Rajendra Maruti Dangmali. The said Release Deed is registered at Sr. No. 5340/1998. Therefore name of the married daughters are not recorded and name of Rajendra Maruti Dangmali and Anjana Maruti Dangmali were brought on record by aforesaid.



mutation which is certified by concerned Circle Officer on 14/08/2007.

w) After perusal of M. E. No. 9670 it reveals that, Mrs. Yogita Nilesh Saykar, Chaitrali Ashok Dangmali, Rashmi Bhagwan Dangmali, Sangita Shivaji Jadhav, Shobha Dattatraya Nale, Sunita Mahadev Shinde, Vidya Rahul Sabde, Meena Punadalik Saykar, Gangumati Bhagwan Hingne and Pushpa Janardan Hole were released their undivided rights, share and interest in favour of Mr. Ashok Laxman Dangmali, Mr. Bhagwan Laxman Dangmali, Mr. Anil Laxman Dangmali, Mr. Subhash Shivram Dangmali, Mr. Sunil Shivram Dangmali, Rajendra Maruti Dangmali, Ramchandra Mhaske Dangmali, Vitthal Mhaske Dangmali, Pandurang Mhaske Dangmali, Smt. Kamal Shivram Dangmali and Smt. Anjana Maruti Dangmali by virtue of Release Deed dated 28/03/2011. The said Release Deed is registered before the Sub-Registrar Haveli No. 12 at Sr. No. 2595/2011. Accordingly the name of Yogita Nilesh Saykar & Others were deleted from revenue record by aforesaid mutation.

x) It is seen from the available record that, Mr. Ashok Laxman Dangmali & Others have sold, transferred and conveyed the said land S. No. 52/1 an area admeasuring 00 H. 55 R. to M/s. Phoneix Developers through Partners, Mrs. Madhukar Sahebrao Zende, Mr. Nivruti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Meghraj Tekchand Kasuriya, Rajendra Dattatraya Pare, Sachin Madhukar



PARMESHWAR M. PATIL

Zende, and Kailas Maruti Pokale by virtue of Sale Deed dated 28/03/2011. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 12 at Sr. No. 2593/2011. As per the said Sale Deed name of the purchaser M/s. Phoneix Developers was entered into the revenue record by aforesaid mutation which is certified by Circle Officer on 07/08/2020.

- y) After perusal of M. E. No. 9872 it reveals that, the said Smt. Anjana Maruti Dangmali demised on 14/11/2012 leaving behind his legal heirs Son Mr. Rajendra Maruti Dangmali, married daughters Mrs. Shobha Dattatraya Nale, Mrs. Sunita Mahadev Shinde. Out of the said legal heirs married daughters Mrs. Shobha Dattatraya Nale and Mrs. Sunita Mahadev Shinde made an executed Deed of Release earlier in favour of their real brother Mr. Rajendra Maruti Dangmali. Therefore their names were already deleted and name of Mr. Rajendra Dangmali kept in tact by aforesaid mutation which is certified by concerned Circle Officer on 30/05/2013.
- z) After perusal of M. E. No. 9875 it reveals that, Mr. Ashok Laxman Dangmali, Mrs. Anita, Kum. Aniket Ashok Dangmali, Mr. Bhagwan Laxman Dangmali, Mrs. Seema, Kum. Kalyani and Kum. Kunal Bhagwan Dangmali, Mr. Anil Laxman Dangmali, Mrs. Sharyau, Kum. Pooja, Kum. Parth Anil Dangmali, Mr. Subhash Shivram Dangmali Mrs. Nirmla, Kum. Amit and Kum. Sumit Subhash Dangmali, Mr. Sunil Shivram Dangmali, Mrs. Vandana, Kum.



Shubham, Kum. Shantanu Sunil Dangmali, Mrs. Kamal Shivram Dangmali, Rajendra Maruti Dangmali, Mrs. Rupali, Kum. Rupali, Kum. Rohan Rajendra Dangmali, Ramchandra Mhaske Dangmali, Atul Ramchandra Dangmali, Mrs. Shubhangi, Kum. Krutika, Kum. Anshul Atul Dangmali, Milind Ramchandra Dangmali, Shobha Ramchandra Dangmali, Vitthal Mhaske Dangmali, Mrs. Sunanda Vitthal Dangmali, Mr. Mayur Dangmali, Mrs. Vanita Mayur Dangmali, Kum. Murdul Mayur Dangmali, Mr. Mangesh Vitthal Dangmali, Pandurang Mhaske Dangmali, Mrs. Muktabai Mr. Satish Pandurang Dangmali, Mrs. Vaijyanti Satish Dangmali, Kum. Swaraj, Kum. Shardul Satish Dangmali, Pradip Pandurang Dangmali, Sarika Pradip Dangmali, Kum. Samiksha Pradip Dangmali have sold, transferred and conveyed the said land S. No. 52/1 an area admeasuring 00 H. 36 R. to M/s. Phoneix Developers through Partners, Mrs. Madhukar Sahebrao Zende, Mr. Nivruti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Meghraj Tekchand Kasuriya, Rajendra Dattatraya Pare, Sachin Madhukar Zende, and Kailas Maruti Pokale by virtue of Sale Deed dated 04/03/2013 of the Sub-Registrar Haveli No. 12 at Sr. No. 2167/2013. As per the said Sale Deed name of the purchaser M/s. Phoneix Developers was entered into the revenue record by aforesaid mutation which is certified by Circle Officer on 07/08/2020.



PARMESHWAR M. PATIL

- aa)** It is seen from the available record that, Kalyani Bhagwan Dangmali has released her undivided right, title, interest in favour of Mr. Bhagwan Laxman Dangmali by virtue of Release Deed dated 22/10/2013 in respect of Land S. No. 52/1 and other properties. The said Release Deed is registered in the Office of the Sub-Registrar Haveli No. 12 at Sr. No. 8434/2013.
- bb)** After perusal of M. E. No. 10129 it reveals that, M/s. Phoneix Developers through Partners, Mr. Madhukar Sahebrao Zende, Mr. Nivruti Dnyanoba Bandal, Ganesh Vasant Jarande, Meghraj Tekchand Kasurity, Rajendra Dattatraya Pare, Sachin Madhukar Zende, and Kailas Maruti Pokale have been sold, transferred and conveyed the said land S. No. 52/1 an area admeasuring 00 H. 55 R. and S. No. 52/3 an area admeasuring 00 H. 35 R. to M/s. Shrimangal Vishram Develeopers through Partners, Mr. Sham Jagdishprasad Agarwal, Jaydeep Sharad Kotwal by virtue of Sale Deed dated 17/10/2013 of the Sub-Registrar Haveli No. 12 at Sr. No. 8306/2013. As per the said Sale Deed name of the purchaser M/s. Shrimangal Vishram Develeopers were recorded to the revenue record by aforesaid mutation which is certified by Circle Officer on 07/12/2013.
- cc)** It is seen from the available record that, Mr. Ashok Laxman Dangmali & Others and M/s. Phoneix Developers through Partners, Mr. Madhukar Sahebrao Zende, Mr. Nivruti Dnyanoba Bandal,



Ganesh Vasant Jarande, Meghraj Tekchand Kasurity, Rajendra Dattatraya Pare, Sachin Madhukar Zende, and Kailas Maruti Pokale mutually agreed and accordingly they have made an executed Supplementary Agreement for Road on 10/04/2014. The said Supplementary Agreement for Road is registered in the Sub-Registrar Haveli No. 12 at Sr. No. 2424/2014.

dd) After perusal of M. E. No. 10785 it reveals that, the Hon'ble Collector, Pune (Revenue Authority) had passed an order bearing no. पमह/एनए/एसआर/५४२/२०१४ on 19/07/2014. As per the said order land of S. No. 52/1, an area admeasuring 00 H. 55 R. and S. No. 52/3 an area admeasuring 00 H. 35 R. i.e. total area admeasuring 00 H. 90 R. is owned and possessed by M/s. Shrimangal Vishram Develeopers through Partners, Mr. Sham Jagdishprasad Agarwal, Jaydeep Sharad Kotwal was converted into non-agricultural land. The effect of the same has been given to village record i.e. 7/12 extract by the aforesaid mutation which came to be certified on 15/11/2016;

ee) After perusal of M. E. No. 10817 it reveals that, instructions passed in gazette of Government of maharashtra bearing its No. रा.भू.अ प्र. क्र. १८०/ल.-१ dated 07/05/2016 and order passed by the Hon'ble Tahsildar, Haveli-Pune dated 26/07/2018 under the project of E-Mutation to exact matching of hand written 7/12 extract and



PARMESHWAR M. PATIL

computerized 7/12 extract by using Edit Module to make the corrections. The implementation of Order passed by Hon'ble Tahsildar Haveli-Pune was given to the 7/12 extract by aforesaid mutation which came to be certified on 27/12/2016.

- ff)** After perusal of M. E. No. 10819 it reveals that, M/s. Mangal Vishram Developers through its Partner, Mr. Shyam Jagdishprasad Agarwal & Others have handed over amenity space and 9 Mtr. road area admeasuring 11094 Sq. Mtrs. Out of land S. No. 52/1 and 738 Sq. Mtrs. Out of land S. No. 52/1 to Pune Metropolitan Regional Development Authority through its authorized person CEO Mr. Annasaheb Dadu Chavan by virtue of Deed of Coveyance dated 23/12/2016. The said Deed of Conveyance has been registered in the office of Sub-Registrar No. 9 at Sr. No. 10512/2016. As per the said Deed of Conveyance and letter issued by Pune Metropolitan Regional Development Authority bearing No. LE/Conveyance/9-14/Case No. 146/2 dated 26/12/2016 name of Pune Metropolitan Regional Development Authority were recorded to the Revenue Record by aforesaid mutation which is certified by Circle Officer Hadapsar on 02/05/2017.
- gg)** After perusal of M. E. No. 10331 it reveals that, Mr. Chandrakant Jaganath Kad, Nirmala Chandrakant Kad, Appa Chandrakant Kad, Mrs. Varsha Appa Kad, Kum. Shreya, Kum. Vanshika Appa Kad, Mr. Milind Chandrakant Kad, Mrs. Manisha Milind Kad, Kum. Shravani



Milind Kad, Devanand Chandrakant Kad, Rupali Devenand Kad and Kum. Pratibha Devenand Kad have been sold, transferred and conveyed land area admeasuring 500 Sq. Mtrs. of S. No. 52/7A/2 to M/s. Phoneix Developers through Partners, Mrs. Madhukar Sahebrao Zende & Others by virtue of Sale Deed dated 10/04/2014 of the Sub-Registrar Haveli No. 12 at Sr. No. 2422/2014. As per the said Sale Deed name of the purchaser M/s. Phoneix Developers was recorded to the revenue record i.e. S. No. 52/7A/2 by aforesaid mutation which is certified by Circle Officer on 30/07/2015.

hh) After perusal of M. E. No. 11047 it reveals that, the instructions passed in gazette issued by Government of maharashtra bearing its No. रा.भू.अ प्र. क्र. १८०/ल.-१ dated 07/05/2016 and order passed by the Hon'ble Tahsildar, Haveli-Pune dated 09/07/2018 under the project of E-Mutation to exact matching of hand written 7/12 extract and computerized 7/12 extract by using Edit Module to make the corrections. The implementation of Order passed by Hon'ble Tahsildar Haveli-Pune was given to the 7/12 extract by aforesaid mutation which came to be certified on 09/07/2018.

ii) After perusal of M. E. No. 10966 it reveals that, the said Vitthal Mhasku Dangmali demised on 05/12/2016 leaving behind his legal heirs Son Mr. Mayur Vitthal Dangmali, Mr. Mangesh Vitthal Dangmali and Wife Smt. Sunanda Vitthal Dangmali were brought



PARMESHWAR M. PATIL

on record by aforesaid mutation which is certified by concerned Circle Officer on 15/06/2018.

jj) After perusal of M. E. No. 11286 it reveals that, M/s. Phoenix Developers through its Partners 1. Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Meghraj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailash Maruti Pokale have been sold, transferred and conveyed an area admeasuring 3508.56 Sq. Mtrs. out of the said land to Dr. Avnish Ashok Gupte & Dr. Anju Avanish Gupte by virtue of Sale Deed dated 18/04/2019 of the Sub-Registrar Haveli No. 12 at Sr. No. 6286/2019. As per the said Sale Deed name of the purchaser Dr. Avnish Ashok Gupte & Dr. Anju Avanish Gupte were recorded to the revenue record by aforesaid mutation which is certified by Circle Officer on 19/07/2019.

kk) After perusal of M. E. No. 11397 it reveals that, that the Exchange Deed made an executed on 28/02/2016 by and between M/s. Phoenix Developers through its Partners 1. Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Meghraj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailash Maruti Pokale in one hand and Mr. Rajendra Shankar Kanade, for himself and as a natural Guardian Father of minor Kum. Harshana Rajendra Kanade, Kum.



Om Rajendra Kanade, Mrs. Sushma Rajendra Kanade, on the other hand. The said Deed of Exchange has registered in the office of Sub-Registrar Haveli No. 12, Pune at Sr. No. 1359/2016 on 26/02/2016. The land S. No. 52/8 an area admeasuring 0.0617 R. is owned by Mr. Rajendra Kanade & Others and they have exchanged with S. No. S. No. 52/5A/5 an area admeasuring 0.0617 R. owned by M/s. Phoenix Developers in the said Exchange Deed. As per the said Deed of Exchange name of M/s. Phoenix Developers was entered in Revenue Record i.e. on S. No. 52/5A/5 by aforesaid mutation which is certified by Circle Officer Hadapsar on 15/02/2020.

II) After perusal of M. E. No. 11736 it reveals that, an Order passed by Special Recovery & Sales Officer Pune through Ajit Nagari Sahakari Patsanstha Maryadit, Pune bearing No. Vi.Va.Adhi/156/419/2020 on 28/08/2020. Accordingly the charge of Rs. 14,90,301/- is kept on land S. No. 52/5A/6 which is owned by Mr. Shrikrushna Shankar Kanade & Other properties as a Gurantor/Surety by aforesaid mutation which is certified by Circle Officer Hadapsar on 25/08/2021.

mm) After perusal of M. E. No. 11847 it reveals that, Mr. Mayur Suresh Shevale was borrower defaulter and Mr. Shrikrushna Shankar Kanade was the surety to the loan of Mr. Mayur Suresh Shevale. Therefore the charge of Rs. 14,90,301/- was kept on land S. No.



PARMESHWAR M. PATIL

52/5A/6 which is owned by Mr. Shrikrushna Shankar Kanade & Other properties as a Gurantor/Surety by mutation entry No. 11736 and the said charge was withdrawn/ cancelled/redeemed as per order passed by Special Recovery & Sale Officer Pune through Ajit Nagari Sahakari Patsanstha Maryadit, Pune bearing Order No. Vi.Va.Adhi/156/162/2021 dated 18/12/2021 and accordingly the said charge has been deleted from revenue record by aforesaid mutation.

- nn)** After perusal of M. E. No. 11875 it reveals that, that the Exchange Deed executed by and between M/s. Phoenix Developers through its Partners 1. Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Meghraj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailash Maruti Pokale in one hand and Mr. Shrikrushna Shankar Kanade on the other hand on 15/03/2016. The said Deed of Exchange has registered in the office of Sub-Registrar Haveli No. 12 Pune at Sr. No. 1360/2016 on 26/02/2016. The subject property i.e. 52/5A/6 is exchanged to and with S. No. 52/8, 52/7A/2, 52/7A/2/1 owned by M/s. Phoenix Developers in short the property bearing S. No. 52/5A/6 owned by Mr. Shrikrushna Shankar Kanade admesuring area 18.83 Ares was given in exchange to M/s. Phoenix Developers against the properties owned by M/s. Phoenix Developers between properties



S. No. 52/8, 52/7A/2, 52/7A/2/1 by the said Exchange Deed. As per the said Deed of Exchange name of M/s. Phoenix Developers was entered in Revenue Record by aforesaid mutation.

oo) After perusal of M. E. No. 11963 it reveals that, M/s. Phoenix Developers through its Partners 1. Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Meghraj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailash Maruti Pokale have been sold, transferred and conveyed land S. No. 52/5A/6 an area admeasuring 1883 Sq. Mtrs. to Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal by virtue of Sale Deed dated 07/06/2022. The said sale deed is registered in the office of Sub-Registrar Haveli No. 20 at Sr. No. 7322/2022. As per the said Sale Deed name of the purchaser Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal were entered in revenue record by aforesaid mutation which is certified by Circle Officer on 27/07/2022.

pp) After perusal of M. E. No. 12165 it reveals that, M/s. Phoenix Developers through its Partners 1. Mr. Madhukar Sahebrao Zende, Mr. Nivrutti Dnyanoba Bandal, Mr. Ganesh Vasant Jarande, Mr. Meghraj Tekchand Kathuriya, Mr. Ravindra Dattatray Pate, Mr. Sachin Madhukar Zende and Mr. Kailash Maruti Pokale have been sold, transferred and conveyed land S. No. 52/5A/5 an area admeasuring 00 H. 6.17 R. out of area admeasuring 00 H. 18.83 R.



PARMESHWAR M. PATIL

and S. No. 52/1 an area admeasuring 00 H. 00.92 R. out of area admeasuring 01 H. 85 R. to Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal by virtue of Sale Deed dated 21/06/2023. The said sale deed is registered in the office of Sub-Registrar Haveli No. 12 at Sr. No. 10929/2023. As per the said Sale Deed name of the purchaser Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal were entered in revenue record by aforesaid mutation. However the said mutation is yet to be certified.

qq) It is seen from the available record that, Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal have executed Development Agreement coupled with Power of Attorney of the scheduled properties in favor of M/s. Mauli Developers a Proprietory Firm Through its Prop. Mr. Subhash Dnyanoba Dhamal. The said Development Agreement and Power of Attorney were executed and registered on 01/09/2023 before Sub-Registrar Haveli No. 11 at Serial No. 20069/2023 and 20071/2023 respectively.

rr) Thus, **Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal** are the lawful owners and in actual physical possession of the Schedule Property and the said land / Schedule Properties are free from all encumbrances as per available record and having clean, clear and Marketable title of the said land.

ss) Thus, from the above said contention and flow of title Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal have got the right of



PARMESHWAR M. PATIL

ownership, title and possession in Total area admeasuring 00 H.

25.92 R. i.e. 2592 Sq. Mtrs. of village Undri, Tal. Haveli, Dist. Pune.

- 6) Litigation if any - No Litigation as informed by Queriest.

Date: 23/07/2024


Advocate



Housiey.com

PARMESHWAR M. PATIL

ADVOCATE

B.S.L., LL.B.

Office No. 4, 1st Floor, M.P.B. Chambers, Pune-Solapur Road, S. No. 156/10, Hadapsar, Pune - 411 028. • adv_param57@yahoo.com • 9850575740

Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND
FORMAT - A

Date :

(Circular No. 28/2021)

To,
MahaRERA
Pune.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to (a) **S. No. 52, Hissa No. 1**, an area admeasuring **00 H. 00.92 R. i.e. 92 Sq. Mtrs.** Assessed at Rs. 00.01 Ps. Out of total area admeasuring 01 H. 82 R. + P.K. 00 H. 04 H. i.e. total area 01 H. 85 R. (b) **S. No. 52, Hissa No. 5A/5**, an area admeasuring **00 H. 6.17 R. i.e. 617 Sq. Mtrs.** Assessed at Rs. 00.17 Ps. Out of total area admeasuring 00 H. 18.83 R. (c) **S. No. 52, Hissa No. 5A/6**, an area admeasuring **00 H. 18.83 R. i.e. 1883 Sq. Mtrs.** Assessed at Rs. 00.51 Ps. Total area admeasuring **00 H. 25.92 R. i.e. 2592 Sq. Mtrs.** situated at revenue village **Undri**, Taluka Haveli, District Pune.

I have investigated the title of the said land on the request of **M/S. MAULI DEVELOPERS** a Proprietary Firm Through Prop. **MR. SUBHASH DNYANOBA DHAMAL**, and following documents i.e. :-

1) **Description of the property**

SCHEDULE - I

All those piece and parcel of land in (a) **S. No. 52, Hissa No. 1**, an area admeasuring **00 H. 00.92 R. i.e. 92 Sq. Mtrs.** Assessed at Rs. 00.01 Ps.



Out of total area admeasuring 01 H. 82 R. + P.K. 00 H. 04 H. i.e. total area 01 H. 85 R.

(b) **S. No. 52, Hissa No. 5A/5**, an area admeasuring **00 H. 6.17 R. i.e. 617 Sq. Mtrs.** Assessed at Rs. 00.17 Ps. Out of total area admeasuring 00 H. 18.83 R.

(c) **S. No. 52, Hissa No. 5A/6**, an area admeasuring **00 H. 18.83 R. i.e. 1883 Sq. Mtrs.** Assessed at Rs. 00.51 Ps. Total area admeasuring **00 H. 25.92 R. i.e. 2592 Sq. Mtrs.** situated at revenue village **Undri**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune, & which is bounded are as under:

ON OR TOWARDS THE

East : By Vinayak Hospital

South : By property of Mr. Dangmali.

West : By Swami Kalash Society.

North : By 40 Fts. Road.

2) **The documents of allotment of land :**

a) Copy of 7/12 extract for S. No. 85, Hissa No. 1 of village Undri for the year 1933-34 to 1943-44

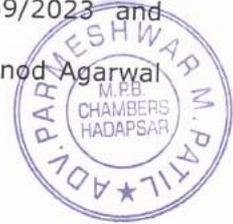


- b) Copy of 7/12 extract for S. No. 85, Hissa No. 1 of village Undri for the year 1943-44 to 1952-53
- c) Copy of 7/12 extract for S. No. 85, Hissa No. 1 of village Undri for the year 1953-54 to 1963-64.
- d) Copy of 7/12 extract for S. No. 85, Hissa No. 1 of village Undri for the year 1971-72 to 1987-88.
- e) Copy of 7/12 extract for S. No. 52, Hissa No. 1 of village Undri for the year 1990-91 to 2005-2006.
- f)]Copy of 7/12 extract for S. No. 52, Hissa No. 1 of village Undri for the year 2010-2011 to 2015-2016.
- g) Copy of 7/12 extract for S. No. 52, Hissa No. 1 of village Undri for the year 2018-2019.
- h) Copy of 7/12 extract for S. No. 52, Hissa No. 1 of village Undri for the year 2018-19 to 2020-21 dated 31/05/2023.
- i) Copy of 7/12 extract for S. No. 85, Hissa No. 5+12 of village Undri for the year 1930-31 to 1942-43.
- j) Copy of 7/12 extract for S. No. 85, Hissa No. 5+12 of village Undri for the year 1943-44 to 1952-53.
- k) Copy of 7/12 extract for S. No. 85, Hissa No. 5+12 of village Undri for the year 1952-53 to 1966-67.



PARMESHWAR M. PATIL

- l) Copy of 7/12 extract for S. No. 85, Hissa No. 5+12 of village Undri for the year 1970-71 to 1988-89.
- m) Copy of 7/12 extract for S. No. 52, Hissa No. 5A/5 of village Undri for the year 1991-92 to 1995-96.
- n) Copy of 7/12 extract for S. No. 52, Hissa No. 5A/5 of village Undri for the year 2015-2016 to 2019-2020 dated 31/05/2023.
- o) Copy of 7/12 extract for S. No. 52, Hissa No. 5A/6 of village Undri for the year 1992-93 to 1996-1996.
- p) Copy of 7/12 extract for S. No. 52, Hissa No. 5A/6 of village Undri for the year 2010-2011 to 2014-2015.
- q) Copy of 7/12 extract for S. No. 52, Hissa No. 5A/6 of village Undri for the year 2015-16 to 2018-2019 dated 31/05/2023.
- r) **Mutation Entry No's :** 484, 659, 699, 700, 711, 909, 912, 1319, 1792, 1796, 1907, 1945, 3020, 3037, 3792, 4058, 5299, 6946, 6973, 8298, 9670, 9872, 9875, 10129, 10331, 10785, 10817, 10819, 10966, 11047, 11286, 11397, 11736, 11847, 11875, 11963, 12165.
- s) Xerox Copy of Development Agreement coupled with Power of Attorney dated 21/09/2023 registered before Sub-Registrar Haveli No. 11 at Serial no. 20069/2023 and 20071/2023 respectively between Mr. Archit Vinod Agarwal



PARMESHWAR M. PATIL

and Mr. Harshit Vinod Agarwal (Vendors) in favor of Mauli Developers through Prop. Subhash Dnyanoba Dhamal (Developer).

- t) Xerox Copy of Sale Deed dated 22/03/2022 registered before Sub-Registrar Haveli No. 20 at Serial no. 7322/2022 between M/s. Phoneix Developers through Partner, Mr. Madhukar Sahebrao Zende & Others (Vendors) in favor of Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal (Purchasers).
- u) Xerox Copy of Sale Deed dated 21/06/2023 registered before Sub-Registrar Haveli No. 12 at Serial no. 10929/2023 between M/s. Phoneix Developers through Partner, Mr. Madhukar Sahebrao Zende & Others (Vendors) in favor of Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal (Purchasers)
- v) Xerox Copy of Road Easement Rights Agreement dated 26/02/2016 registered before Sub-Registrar Haveli No. 12 at Serial no. 1358/2016 between M/s. Phoneix Developers through Partner, Mr. Madhukar Sahebrao Zende & Others (Purchaser) in favor of Mr. Shrikrushna Shankar Kanade & Others (Vendor)
- w) Xerox Copy of Exchange Deed dated 26/02/2016 registered before Sub-Registrar Haveli No. 12 at Serial no. 1360/2016



between M/s. Phoneix Developers through Partner, Mr. Madhukar Sahebrao Zende & Others (Party No. 1) in favor of Mr. Shrikrushna Shankar Kanade & Others (Party No. 2)

- x) Xerox Copy of N.A.Order No. PMH/NA/SR/139/2013 passed by Collector, Pune dated 03/01/2014
- y) Xerox Copy of Search Report & Title Certificate dated 21/04/2022 issued by Adv. Kundalik Yepre for the year 1993 to 2022
- z) Xerox Copy of Letter issued by Special Recovery & Sales Officer dated 18/12/2021 bearing Outward No. Ka.vi.Va.adhi/156/162/2021.
- aa) Copy of Zone Certificate No. Zone/1/1392 dated 13/06/2023
- bb) Search Report & Title Opinion for 30 years from 1994 to 2023 dated 25/09/2023.

3) 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 **Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal** is clear, marketable and without any encumbrances till issuance of Search Report and Title Opinion dated 25/09/2023.

1) **Owner of the land**

(1) **Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal** are the lawful owners of subject property.



PARMESHWAR M. PATIL

- (2) Qualifying Remarks if any : of **M/S. MAULI DEVELOPERS** a Proprietary Firm Through Prop. **MR. SUBHASH DNYANOBA DHAMAL** bonafide developer of the said property.
- (3) The report reflecting the flow of the title of the owner **Mr. Archit Vinod Agarwal and Mr. Harshit Vinod Agarwal** and developer **M/S. MAULI DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl : Search & Title Opinion.

Date : 23/07/2024



Advocate



Housiey.com