

ADV. ANIL T. TAMBE

(B.Com. LL.B. D.L.L & L.W.)

OFFICE : Shree Towers, Office No. 03, First Floor, S. No. 156/2, Plot No. 3.
Pune Solapur Road, Hadapsar, Pune - 411 028

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FORMAT - A

Circular No. 28/2021

To,
Maha RERA

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect of S. No. 49/19 of Village Ambegaon Bk., Tal. Haveli, Dist. Pune (Hereinafter referred as the said Property).

I have investigated the title of the said Property on the request of Shree Sadguru Developers and following documents i.e.

1) DESCRIPTION OF THE PROPERTY:-

All those pieces and parcels of contiguous land or ground falling in Residential Zone bearing S. No. 49, Hissa No. 19, an area admeasuring 00 H. 66 R + Pot Kharaba 00 H. 04 R i.e. total 00 H. 70 R having revenue assessment 01 Rs. 25 Paise situate at Revenue Village Ambegaon Bk. Tal. Haveli, Dist. Pune and within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation of Pune Taluka Haveli Dist. Pune and accordingly name of owners and area acquired by them and boundaries as under :

(A) S. No. 49, Hissa No. 19, an area admeasuring 00 H. 05 R having revenue assessment 00 Rs. 09 Paise (bearing Khata No. 2038) owned by Mr. Rajaram Krushnarao Dhamale and

(B) S. No. 49, Hissa No. 19, an area admeasuring 00 H. 05 R having revenue assessment 00 Rs. 09 Paise (bearing Khata No. 9104) owned by Mrs. Priyanka Prakash Pasalkar and

(C) S. No. 49, Hissa No. 19, an area admeasuring 00 H. 10 R having revenue assessment 00 Rs. 19 Paise (bearing Khata No. 10013) jointly owned by Mrs. Swapna Prashant Jadhav, Mr. Vimal Dinkar Tathe, Mrs. Reshma Sandeep Yadav & Mr. Anil Sahadu Tathe and

(D) S. No. 49, Hissa No. 19, an area admeasuring 00 H. 06 R + Pot Kharaba 00 H. 04 R i.e. total 00 H. 10 R having revenue assessment 00 Rs. 11 Paise (bearing Khata No. 6056) out of which 00 H. 05 jointly owned by Smt. Sushma Vidhyadhar Date, Mr. Shardul Vidhyadhar Date, Mrs. Rucha Niranjana Mahajan & 00 H. 05 R owned by Smt. Sushma Vidhyadhar Date and

(E) S. No. 49, Hissa No. 19, an area admeasuring 00 H. 02.50 R having revenue assessment 00 Rs. 05 Paise (bearing Khata No. 6059) jointly owned by Smt. Sushma Vidhyadhar Date, Mr. Shardul Vidhyadhar Date, Mrs. Rucha Niranjana Mahajan and

(F) S. No. 49, Hissa No. 19, an area admeasuring 00 H. 02.50 R having revenue assessment 00 Rs. 05 Paise (bearing Khata No. 6060) owned by Smt. Sushma Vidhyadhar

Thus Property No. (A) to (F) collectively an area admeasuring 00 H. 35 R and collectively bounded as under

ON OR TOWARDS THE

East : By 18 Mtrs D. P. Road

South : By 12 Mtrs D. P. Road



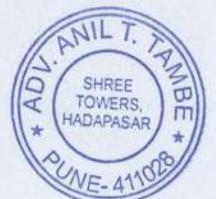
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=====West : By Property of Srushti Prestige Society & Road
North : By property of Mr. Babu Jairam Pawar & Others

- 2) The documents of allotment of Plot.
3)

1	Copy of Handwritten 7/12 extract for the year 1979-1980 to 1991-1992
2	Copy of Handwritten 7/12 extract for the year 1992-93 to 2009-2010
3	Copy of Handwritten 7/12 extract for the year 2010-2011 to 2015-2016
4	Copy of Computerized 7/12 extract dated 03/08/2021 for the year 2017-2018 to 2019-2020
5	Copy of Computerized 7/12 extract dated 28/11/2023 for the year 2015-2016 to 2019-2020
6	Mutation Entry Nos. 538, 1487, 6218, 6915, 7441, 7523, 7625, 8047, 9985, 10284, 13051, 14958, 17618, 17790, 18315, 20030, 22013
7	Copy of Commencement Certificate bearing No. CC/2270/20, dated 31/03/2021
8	Copy of Sanctioned Building Plan under CC No. 2270/20, dated 31/03/2021 (Total 3)
9	Copy of Revised Commencement Certificate bearing No. CC/3390/23, dated 26/03/2024
10	Copy of Revised Sanctioned Building Plan under CC No. 3390/23, dated 26/03/2024 (Total 7)
11	Copy of Sale Deed dated 26/09/1995 executed by Mr. Sakharam Kondiba Chavan (Vendor) in favour of Mr. Rajaram Krushnarao Dhamale & Others 2 (Purchasers) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 6465/1995
12	Copy of Sale Deed dated 12/04/1996 executed by Mr. Sakharam Kondiba Chavan (Vendor) in favour of Mr. Avinash Prabhakar Deshmukh & Mrs. Ujjawala Avinash Deshmukh (Purchasers) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 3192/1996
13	Copy of Sale Deed dated 12/04/1996 executed by Mr. Sakharam Kondiba Chavan (Vendor) in favour of Mr. Vidhyadhar Trimbak Date & Mrs. Sushma Vidhyadhar Date (Purchasers) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 3193/1996
14	Copy of Sale Deed dated 19/12/1996 executed by Mr. Sakharam Kondiba Chavan (Vendor) in favour of Mrs. Priyanka Prakash Pasalkar (Purchaser) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 12135/1996
15	Copy of Sale Deed dated 19/06/2015 executed by Mr. Avinash Prabhakar Deshmukh & Mrs. Ujjawala Avinash Deshmukh (Vendors) in favour of Mrs. Swapna Prashant Jadhav & Others 3 (Purchasers) with the consent of Mr. Sandeep Pramod Yadav (Consenting Party) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 3732/2015



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16	Copy of Development Agreement dated 16/03/2017 executed by Mr. Vidhyadhar Trimbak Date & Mrs. Sushma Vidhyadhar Date (Land Owners) in favour of M/s. Shivraj Associates (Developer) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 2151/2017
17	Copy of Irrevocable Power of Attorney dated 16/03/2017 executed by Mr. Vidhyadhar Trimbak Date & Mrs. Sushma Vidhyadhar Date (Executants) in favour of M/s. Shivraj Associates (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 4/2152/2017
18	Copy of Development Agreement dated 04/08/2017 executed by Mrs. Swapna Prashant Jadhav & Others 3 (Land Owners) in favour of M/s. Shivraj Associates (Developer) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 7938/2017
19	Copy of Irrevocable Power of Attorney dated 04/08/2017 executed by Mrs. Swapna Prashant Jadhav & Others 3 (Executants) in favour of M/s. Shivraj Associates (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 4/7939/2017
20	Copy of Development Agreement dated 29/08/2017 executed by Mr. Rajaram Krushnarao Dhamale & Mrs. Priyanka Prakash Pasalkar (Land Owners) in favour of M/s. Shivraj Associates (Developer) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 8836/2017
21	Copy of Irrevocable Power of Attorney dated 29/08/2017 executed by Mr. Rajaram Krushnarao Dhamale & Mrs. Priyanka Prakash Pasalkar (Executants) in favour of M/s. Shivraj Associates (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 4/8837/2017
22	Copy of Development Right Assignment Deed dated 24/07/2023 executed by Mr. Rajaram Krushnarao Dhamale & Others (Land Owners) in favour of SHREE SADGURU DEVELOPERS (Developer) with the consent of M/s. Shivraj Associates (Consenting Party) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 13465/2023
23	Copy of Irrevocable Power of Attorney dated 24/07/2023 executed by Mr. Rajaram Krushnarao Dhamale & Others (Executants) in favour of SHREE SADGURU DEVELOPERS (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 4/13466/2023
24	Copy of Development Right Assignment Deed dated 03/08/2023 executed by Smt. Sushma Vidhyadhar Date & Others (Land Owners) in favour of SHREE SADGURU DEVELOPERS (Developer) with the consent of M/s. Shivraj Associates (Consenting Party) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 14507/2023
25	Copy of Irrevocable Power of Attorney dated 03/08/2023 executed by Smt. Sushma Vidhyadhar Date & Others (Executants) in favour of SHREE SADGURU DEVELOPERS (Power of Attorney Holder) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 4/14508/2023
26	Copy of Supplementary Agreement dated 11/12/2023 executed by (1) Mr. Rajaram Krushnarao Dhamale & Others (Land Owners) in favour of SHREE SADGURU DEVELOPERS (Developer) with the consent of M/s.



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	Shivraj Associates (Consenting Party) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 23931/2023 on 13/12/2023.
27	Copy of Supplementary Agreement dated 11/12/2023 executed by (1.1) Smt. Sushma Vidhyadhar Date & Others (Land Owners) in favour of SHREE SADGURU DEVELOPERS (Developer) with the consent of M/s. Shivraj Associates (Consenting Party) which is duly registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 23932/2023 on 13/12/2023.
28	Copy of Paper Notice dated 27/09/2022 published by Adv. Anil T. Tambe in daily Newspaper "Lokmat", "Pudhari" & "Sakal" (Marathi Edition)
29	Copy of Notice Objection (for objection to Paper Notice dated 27/09/2022) dated 29/09/2022 raised by Adv. Pushkar Patil & Associates
30	Copy of No Objection Certificate dated 04/02/2023 issued by Mrs. Priyanka Prakash Pasalkar

4) Search Report for 30 Years **from 1994 to 2024 till date.**

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 Shree Sadguru Developers hold the legal, valid and enforceable rights to develop the said land

Owners of the land Property owned by (A) Mr. Rajaram Krushnarao Dhamale for an area admeasuring 00 H. 05 R, (B) Mrs. Priyanka Prakash Pasalkar for an area admeasuring 00 H. 05 R, (C) Mrs. Swapna Prashant Jadhav, Mr. Vimal Dinkar Tathe, Mrs. Reshma Sandeep Yadav & Mr. Anil Sahadu Tathe for an area admeasuring 00 H. 10 R, (D) Smt. Sushma Vidhyadhar Date, Mr. Shardul Vidhyadhar Date, Mrs. Rucha Niranjhan Mahajan for an area admeasuring 00 H. 05 R & Smt. Sushma Vidhyadhar Date for an area admeasuring 00 H. 05 R, (E) Smt. Sushma Vidhyadhar Date, Mr. Shardul Vidhyadhar Date, Mrs. Rucha Niranjhan Mahajan for an area admeasuring 00 H. 02.50 R & (F) Smt. Sushma Vidhyadhar for an area admeasuring 00 H. 02.50 R i.e. total area 00 H. 35 R out of S. No. 49, Hissa No. 19 of Revenue Village Ambegaon Bk. Tal. Haveli, Dist. Pune.

The Report reflecting the flow of the title of the Shree Sadguru Developers on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 08/04/2024

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FORMAT 'A'

Circular No. 28/2021

FLOW OF THE TITLE OF THE SAID LAND.

I. HISTORY AND FLOW OF TITLE TO S. NO. 49/19 OF VILLAGE AMBEGAON BK., TAL. HAVELI, DIST. PUNE:

- a) As seen from the land revenue record i.e. 7/12 extract of S. No. 49/19 situated at revenue village Ambegaon Bk. (Land Type - Class I) since 1979-80 to 1991-92 it reveals that an area admeasuring 00 H. 66 R + 00 H. 04 R i.e. Total 00 H. 70 R having revenue assessment of 01 Rs. 25 Paise out of S. No. 49/19, of village Ambegaon Bk. was originally owned by Rahibai Bhika Chavan as her absolute ownership property;
- b) However, after perusal of M. E. No. 538 it reveals that, Mr. Kondi Hanmanta Ramoshi died before 5 years ago leaving behind his legal heir minor Son Master Bhika Kondi Ramoshi and accordingly name of his legal heir Elder Son Master Bhika Kondi Ramoshi Minor through natural guardian Paternal Uncle Mr. Pandu Hanmanta Ramoshi recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 01/08/1930;
- c) After perusal of M.E. No. 1487 it reveals that, Mr. Bhika Kondiba Chavan died before 1 years ago at Ambegaon Bk. leaving behind his legal heirs Wife Smt. Rahibai Bhika Chavan, Son Babaso Bhika Chavan, Daughter Mukta Bhika Chavan Minor through natural guardian mother Rahibai Bhika Chavan & Brother Mr. Sakharam Kondiba Chavan. However only the name of Rahibai Bhika Chavan has been recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 1955;
- d) After perusal of M.E. No. 6218 it reveals that, Mr. Sakharam Kondiba Chavan made an application stating therein that as per M. E. No. 1487 only the name of Rahibai Bhika Chavan has been recorded in Kabjedar Column to 7/12 extract of S. No. 49/19, 50/1 & 50/5. Hence after perusal of M. E. No. 1487, Application & Statement, name of Rahibai



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- =====
- Bhika Chavan has been recorded for 8 Aane share & name of Mr. Sakharam Kondiba Chavan has been recorded for 8 Aane Share by aforesaid mutation which came to be certified on or about 1994;
- e) After perusal of M.E. No. 6915 it reveals that, Rahibai Bhika Chavan died intestate on 14/05/1996 leaving behind her legal heir Son Mr. Babaso. Bhika Chavan and accordingly name of her legal heir Mr. Babaso. Bhika Chavan has been recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 1996;
- f) After perusal of M.E. No. 7441 it reveals that, (1) Asha Shivaji Waswand, (2) Mr. Santosh Shankar Tathe, (3) Mr. Mahadeo Eknath Thorat & (4) Mr. Nilesh Sopan Gosavi purchased land an area admeasuring 00 H. 07 R each i.e. total 00 H. 28 R out of S. No. 49/19 from (1) Mr. Babaso. Bhikaji Chavan, (2) Master Santosh Babaso. Chavan, (3) Master Vikram Babaso. Chavan, (4) Master Dhanaji Babaso. Chavan No. 2 to 4 minor through natural guardian mother Mrs. Shalan Babaso. Chavan by virtue Sale Deed dated 31/10/1996 which is duly executed and registered before Jt. Sub. Registrar Haveli and accordingly name of purchasers has been recorded in kabjedar column to 7/12 extract for 00 H. 07 R each by aforesaid mutation which came to be certified on or about 1997;
- g) After perusal of M.E. No. 7522 it reveals that, Mr. Sakharam Kondiba Chavan (Vendor) sold an area admeasuring 00 H. 10 R out of S. No. 49/19 to (1) Mr. Avinash Prabhakar Deshmukh & (2) Mrs. Ujjawala Avinash Deshmukh (Purchasers) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) by virtue of Sale Deed dated 12/04/1996 which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 3192/1996 and accordingly name of purchasers has been recorded in kabjedar column to 7/12 extract for 00 H. 10 R by aforesaid mutation However said mutation entry is not available for our perusal;



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- h) After perusal of M.E. No. 7523 it reveals that, Mr. Sakharam Kondiba Chavan (Vendor) sold an area admeasuring 00 H. 10 R out of S. No. 49/19 to Mr. Vidhyadhar Trimbak Date & Mrs. Sushma Vidhyadhar Date (Purchasers) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) by virtue of Sale Deed dated 12/04/1996 which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 3193/1996 and accordingly name of purchasers has been recorded in kabjedar column to 7/12 extract for 00 H. 10 R by aforesaid mutation which came to be certified on or about 1997;
- i) After perusal of M.E. No. 7525 it reveals that, Mr. Sakharam Kondiba Chavan (Vendor) sold an area admeasuring 00 H. 05 R out of S. No. 49/19 to (1) Mr. Rajaram Krushnarao Dhamale, an area admeasuring 00 H. 02.50 R out of S. No. 49/19 to (2) Mr. Vidhyadhar Trimbak Date & an area admeasuring 00 H. 02.50 R out of S. No. 49/19 to (3) Mrs. Sushma Vidhyadhar Date (Purchasers) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) by virtue of Sale Deed dated 25/09/1995 which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 6465/1995 and accordingly name of purchasers has been recorded in kabjedar column to 7/12 extract for purchase area by aforesaid mutation which came to be certified on or about 1997;
- j) After perusal of M.E. No. 8047 it reveals that, Mr. Sakharam Kondiba Chavan (Vendor) sold an area admeasuring 00 H. 05 R out of S. No. 49/19 to Mrs. Priyanka Prakash Pasalkar (Purchaser) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) by virtue of Sale Deed dated 19/12/1996 which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 12135/1996. However said purchaser not produced 7/12 extract as a proof of an Agriculturist. Hence the mutation is cancelled with the remark that the name of purchaser to be recorded in Other Right column of 7/12 extract by aforesaid mutation which came to be certified on or about 1997;



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- =====
- k) After perusal of M.E. No. 9985 it reveals that, Mr. Sakharam Kondiba Chavan died intestate on 12/08/1998 at Ambegaon Kh. leaving behind his legal heirs Son Mr. Mahadeo Sakharam Chavan & Married Daughters Mrs. Babubai Ramchandra Shelke, Mrs. Rekha Narayan Shitkal & Mrs. Pushpa Balu Khomane and accordingly name of his legal heirs has been recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 1999;
- l) After perusal of M.E. No. 10284 it reveals that, Mr. Sakharam Kondiba Chavan (Vendor) sold an area admeasuring 00 H. 05 R out of S. No. 49/19 to Mrs. Priyanka Prakash Pasalkar (Purchaser) with the consent of Mr. Mahadeo Sakharam Chavan & Others 3 (Consenting Parties) by virtue of Sale Deed dated 19/12/1996 which is duly registered before Jt. Sub. Registrar Haveli No. 9 at Sr. No. 12135/1996. Hence as per sale deed and Order dated 09/12/1999 Passed by Hon'ble Sub Divisional Officer, Sub Division Pune in Appeal No. RTS/A/1440/99 name of purchaser i.e. Mrs. Priyanka Prakash Pasalkar has been recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 2000;
- m) After perusal of M.E. No. 13051, 14958, 17618, 17790, 18315 it reveals that information mentioned in those mutation entries are not related to present search & title report, hence not to mention comprehensively herewith;
- n) After perusal of M.E. No. 20030 it reveals that, Mr. Avinash Prabhakar Deshmukh and Mrs. Ujjawala Avinash Deshmukh (Vendors) sold an area admeasuring 00 H. 10 R out of S. No. 49/19 to (1) Mrs. Swapna Prashant Jadhav, (2) Mrs. Reshma Sandeep Yadav, (3) Mrs. Vimal Dinkar Tathe & (4) Mr. Anil Sahadu Tathe (Purchasers) with the consent of Mr. Sandeep Pramod Yadav (Consenting Party) which is duly executed and registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 3732/2015 and accordingly name of purchasers has been recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 11/09/2018;



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- o) After perusal of M.E. No. 22013 it reveals that, Smt. Sushma Vidhyadhar Date made an application stating therein that, Mr. Vidhyadhar Trimbak Date died intestate on 02/02/2022 leaving behind his legal heirs Wife Smt. Sushma Vidhyadhar Date, Son Mr. Shardul Vidhyadhar Date & Married Daughter Mrs. Rucha Niranjn Mahajan and accordingly name of his legal heirs recorded in Kabjedar Column to 7/12 extract by aforesaid mutation which came to be certified on or about 14/02/2023;
- p) Thus, Mr. Vidhyadhar Trimbak Date died through legal heirs Smt. Sushma Vidhyadhar Date, Mr. Shardul Vidhyadhar Date & Mrs. Rucha Niranjn Mahajan & Mrs. Sushma Vidhyadhar Date are jointly owned & possessed an area admeasuring 00 H. 10 R out S. No. 49/19 which is described in **Schedule - (D)**. Further, Mr. Vidhyadhar Trimbak Date died through legal heirs Smt. Sushma Vidhyadhar Date, Mr. Shardul Vidhyadhar Date & Mrs. Rucha Niranjn Mahajan are jointly owned & possessed an area admeasuring 00 H. 02.50 R out S. No. 49/19 which is described in **Schedule - (E)**, Mrs. Sushma Vidhyadhar Date is owned & possessed an area admeasuring 00 H. 02.50 R out S. No. 49/19 which is described in **Schedule - (F)** of Revenue Village Ambegaon Bk., Tal. Haveli, Dist. Pune.
- q) Afterwards, the said owners i.e. Mr. Vidhyadhar Trimbak Date & Mrs. Sushma Vidhyadhar Date decided to grant development right of the said land an area admeasuring 00 H. 15 R out of S. No. 49/19 situated at Revenue Village Ambegaon Bk. Tal. Haveli, Dist. Pune to the intending Developer & after due and deliberate discussion accordingly entered into Registered Development Agreement dated 16/03/2017 with M/s. Shivraj Associates (Registered Partnership Firm) through its Partner Mr. Sameer Dinkar Tathe (Developer) which Agreement is duly executed & registered before Jt. Sub Registrar Haveli No. 20 at Sr. No. 2151/2017. And therefore, in pursuance of Development Agreement dated 16/03/2017 Irrevocable Power of Attorney executed by Mr. Vidhyadhar Trimbak Date & Mrs. Sushma Vidhyadhar Date (Executants)



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- in favour of M/s. Shivraj Associates (Registered Partnership Firm) through its Partner Mr. Sameer Dinkar Tathe (Power of Attorney Holder) which POA is duly executed & registered before Jt. Sub Registrar Haveli No. 20 at Sr. No. 4/2152/2017.
- r) Further (1) Mrs. Swapna Prashant Jadhav, (2) Mrs. Reshma Sandeep Yadav, (3) Mrs. Vimal Dinkar Tathe & (4) Mr. Anil Sahadu Tathe are jointly owned & possessed an area admeasuring 00 H. 10 R out S. No. 49/19 which is described in **Schedule - (C)** of Revenue Village Ambegaon Bk., Tal. Haveli, Dist. Pune.
- s) Afterwards, the said owners i.e. (1) Mrs. Swapna Prashant Jadhav, (2) Mrs. Reshma Sandeep Yadav, (3) Mrs. Vimal Dinkar Tathe & (4) Mr. Anil Sahadu Tathe decided to grant development right of the said land an area admeasuring 00 H. 10 R out of S. No. 49/19 situated at Revenue village Ambegaon Bk. Tal. Haveli, Dist. Pune to the intending Developer & after due and deliberate discussion accordingly entered into Registered Development Agreement dated 04/08/2017 with M/s. Shivraj Associates (Registered Partnership Firm) through its Partner Mr. Sameer Dinkar Tathe (Developer) which Agreement is duly executed & registered before Jt. Sub Registrar Haveli No. 20 at Sr. No. 7938/2017. And therefore, in pursuance of Development Agreement dated 04/08/2017 Irrevocable Power of Attorney executed by (1) Mrs. Swapna Prashant Jadhav, (2) Mrs. Reshma Sandeep Yadav, (3) Mrs. Vimal Dinkar Tathe & (4) Mr. Anil Sahadu Tathe (Executants) in favour of M/s. Shivraj Associates (Registered Partnership Firm) through its Partner Mr. Sameer Dinkar Tathe (Power of Attorney Holder) which POA is duly executed & registered before Jt. Sub Registrar Haveli No. 20 at Sr. No. 4/7939/2017.
- t) Further Mr. Rajaram Krushnarao Dhamale is owned & possessed an area admeasuring 00 H. 05 R out S. No. 49/19 which is described in **Schedule - (A)** & Mrs. Priyanka Prakash Pasalkar is owned & possessed an area admeasuring 00 H. 05 R out of S. No. 49/19 which is



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described in **Schedule - (B)** situated at Revenue Village Ambegaon Bk., Tal. Haveli, Dist. Pune.

- u) Afterwards, the said owners i.e. Mr. Rajaram Krushnarao Dhamale & Mrs. Priyanka Prakash Pasalkar decided to grant development right of the said land an area admeasuring 00 H. 05 R each i.e. total 00 H. 10 R out of S. No. 49/19 situated at Revenue village Ambegaon Bk. Tal. Haveli, Dist. Pune to the intending Developer & after due and deliberate discussion accordingly entered into Registered Development Agreement dated 29/08/2017 with M/s. Shivraj Associates (Registered Partnership Firm) through its Partner Mr. Sameer Dinkar Tathe (Developer) which Agreement is duly executed & registered before Jt. Sub Registrar Haveli No. 20 at Sr. No. 8836/2017. And therefore, in pursuance of Development Agreement dated 29/08/2017 Irrevocable Power of Attorney executed by Mr. Rajaram Krushnarao Dhamale & Mrs. Priyanka Prakash Pasalkar (Executants) in favour of M/s. Shivraj Associates (Registered Partnership Firm) through its Partner Mr. Sameer Dinkar Tathe (Power of Attorney Holder) which POA is duly executed & registered before Jt. Sub Registrar Haveli No. 20 at Sr. No. 4/8837/2017.
- v) However said developer i.e. M/s. Shivraj Associates could not develop the land and therefore decided to assign the development rights and accordingly executed Development Right Assignment Deed dated 24/07/2023. Hence (1) Mr. Rajaram Krushnarao Dhamale, (2) Mrs. Priyanka Prakash Pasalkar, (3.1) Mrs. Swapna Prashant Jadhav, (3.2) Mrs. Vimal Dinkar Tathe, (3.3) Mrs. Reshma Sandeep Yadav (Before Marriage Ms. Reshma Rajaram Dhamale), (3.4) Mr. Anil Sahadu alias Sadhu Tathe (Land Owners) agreed to assign development rights for an area admeasuring 00 H. 05 R owned by Mr. Rajaram K. Dhamale, an area admeasuring 00 H. 05 R owned by Mrs. Priyanka P. Pasalkar & an area admeasuring 00 H. 10 R owned by Mrs. Swapna Prashant Jadhav & Others i.e. total contiguous land an area admeasuring 00 H. 20 R out of S. No. 49/19 in favour of SHREE SADGURU DEVELOPERS through



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Partners 1) Mr. Gopal Shivraj Varma & 2) Mr. Vikas Khandu Hajare (Developer) with the consent of M/s. Shivraj Associates through Partner Mr. Sameer Dinkar Tathe & Others (Consenting Party) for Development and Construction of said land, by way of registered Development Right Assignment Deed coupled with an Irrevocable Power of Attorney both dated 24/07/2023 which are executed and registered before Jt. Sub-Registrar Haveli No. 20 Pune at Sr. No. 13465/2023 & 4/13466/2023 respectively on the terms & conditions mentioned therein.

- w) However said developer i.e. M/s. Shivraj Associates could not develop the land and therefore decided to assign the development rights and accordingly executed Development Right Assignment Deed dated 03/08/2023. Hence (1.1) Smt. Sushma Vidhyadhar Date, (1.2) Mr. Shardul Vidhyadhar Date, (1.3) Mrs. Rucha Niranjana Mahajan, (2) Smt. Sushma Vidhyadhar Date, (3.1) Smt. Sushma Vidhyadhar Date, (3.2) Mr. Shardul Vidhyadhar Date, (3.3) Mrs. Rucha Niranjana Mahajan & (4) Smt. Sushma Vidhyadhar Date (Land Owners) agreed to assign development rights for an area admeasuring 00 H. 10 R jointly owned by (1.1) Smt. Sushma V. Date & Others, an area admeasuring 00 H. 02.50 R jointly owned by (3.1) Smt. Sushma Vidhyadhar Date & Others & an area admeasuring 00 H. 02.50 R owned by (4) Smt. Sushma Vidhyadhar Date i.e. total contiguous land an area admeasuring 00 H. 15 R out of S. No. 49/19 in favour of SHREE SADGURU DEVELOPERS through Partners 1) Mr. Gopal Shivraj Varma & 2) Mr. Vikas Khandu Hajare (Developer) with the consent of M/s. Shivraj Associates through Partner Mr. Sameer Dinkar Tathe & Others (Consenting Party) for Development and Construction of said land, by way of registered Development Right Assignment Deed coupled with an Irrevocable Power of Attorney both dated 03/08/2023 which are executed and registered before Jt. Sub-Registrar Haveli No. 20 Pune at Sr. No. 14507/2023 & 4/14508/2023 respectively on the terms & conditions mentioned therein.



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- x) Afterwards, Supplementary Agreement dated 11/12/2023 (Development Agreement dated 24/07/2023) executed by (1) Rajaram Krushnaro Dhamale & Others (Vendors) in favour of SHREE SADGURU DEVELOPERS (Developers) with the consent of M/s. Shivraj Associates (Consenting Party) which is duly executed and registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 23931/2023.
- y) Afterwards, Supplementary Agreement dated 11/12/2023 (Development Agreement dated 03/08/2023) executed by (1.1) Smt. Sushma Vidhyadhar Date & Others (Vendors) in favour of SHREE SADGURU DEVELOPERS (Developers) with the consent of M/s. Shivraj Associates (Consenting Party) which is duly executed and registered before Jt. Sub. Registrar Haveli No. 20 at Sr. No. 23932/2023.
- i. And accordingly SHREE SADGURU DEVELOPERS (Registered Partnership Firm) through its Partner 1) Mr. Gopal Shivraj Varma & 2) Mr. Vikas Khandu Hajare (Promoters/ Builders/ Developers) hold the legal, valid and enforceable rights to develop the said land.
- 1) 7/ 12 extract of S. No. 49/19 as on date of application for registration.
 - 2) Copy of Mutation Entries bearing Nos. 538, 1487, 6218, 6915, 7441, 7523, 7625, 8047, 9985, 10284, 13051, 14958, 17618, 17790, 18315, 20030, 22013
 - 3) Search report for 30 years from 1994 to 2024 Taken from Sub-Registrar office at Haveli No. III, Pune.
 - 4) Any other relevant title -
 - a) Copy of Commencement Certificate bearing No. CC/2270/20, dated 31/03/2021
 - b) Copy of Sanctioned Building Plan under CC No. 2270/20, dated 31/03/2021 (Total 3).
 - c) Copy of Revised Commencement Certificate bearing No. CC/3390/23, dated 26/03/2024
 - d) Copy of Revised Sanctioned Building Plan under CC No. 3390/23, dated 26/03/2024 (Total 7).
 - 5) Litigations if any - No Litigation.

Date : 08/04/2024



Anil T. Tambe
ADV. ANIL T. TAMBE