



Date:- 15/03/2024

SEARCH & TITLE REPORT

Village – DUDULGAON, Gat No.- 161.

M/S CONCORD PROPERTIES through its Partner MR. BHARAT LALARAM CHOUDHARY,
Office/at:- Shop No- 12 and 13, Sukhawani Imperial, Phase No. III, Plot No. 10, Survey No. 150-153,
Morwadi, Pimpri, Pune-411018.

श्री. मन्मथ गणपतराव पांडे

बी. एसीसी. एलएल. बी.
अॅडव्होकेट

MR. MANMATH GANPATRAO PANDE

(B.Sc. LL.B.)

Advocate

पत्ता :- प्लॉट नं. ५०१, ई - विंग, अक्शा अमुल्यम, डुडुळगाव, पुणे - ४१२१०५.

Email ID-

advmanmathpande@yahoo.com

advmanmathpande@gmail.com

Mob.: 9960686001 / 9423829590

332/0

इतर पावती

Original/Duplicate

Thursday, 14 March 2024 3:45 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5870 दिनांक: 13/03/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: हवल14-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अड मन्मथ गणपतराव पांडे

वर्णन अर्ज क्र.89/2024 गाव मौजे डुडुळगांव येथील गट नं. 161 मधील क्षेत्र 2675 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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016912403202324E दिनांक: 13/03/2024

वैकेचे नाव व पत्ता:

सह - दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१४, पुणे.

Housiey.com







CHALLAN
MTR Form Number-6



GRN MH016912403202324E	BARCODE	Date 07/03/2024-13:54:02	Form ID
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Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name HVL14_HAVELI 14 JOINT SUB REGISTRAR		Full Name	ADV MANMATH GANPATRAO PANDE
Location PUNE		Flat/Block No.	
Year 2023-2024 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030072201 SEARCH FEE		750.00	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Seven Hundred Fifty Rupees Only
		Words	750.00



Payment Details BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942024030700846	1375818612
Cheque/DD No.		Bank Date	RBI Date	07/03/2024-13:54:02	11/03/2024
Name of Bank		Bank-Branch	BANK OF BARODA		
Name of Branch		Scroll No. , Date	1 , 11/03/2024		

Department ID : Mobile No. : 9960686001
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES MUMBAI 02
 Date: 2024.03.07 15:33:26 IST
 Reason: GRAS Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-332-OthRct-5870	0009079036202324	13/03/2024-12:27:47	IGR021	750.00
Total Defacement Amount					750.00



MR. MANMATH GANPATRAO PANDE
ADVOCATE
(B.Sc., LL.B.)



*ADD:- Flat No. 501, Fifth Floor, E - Wing, Aksha Amulyam, Gat No.-
 162, Moshi Alandi Road, Dudulgaon, Pune - 412105 .*

Mob. No.: 9960686001.

Ref :

FORMAT A

To,

MAHARERA

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to of all that peace and parcel of land is bearing **Gat No. - 161**, Situated at Village **DUDULGAON**, Taluka - Haveli, Dist- Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/S CONCORD PROPERTIES** Through its Partners **MR. BHARAT LALARAM CHOUDHARY**, and following documents.

1) DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the property bearing **Gat No. 161**, totally admeasuring area **00 H. 93 Aar**, assessed at Rs. 02.06 Ps. Out of the said property admeasuring area **00 H. 26.75 Aar**, at Village **DUDULGAON**, Taluka - Haveli, Dist - Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune. and is **bounded as follow :**

On or towards East : 18 Mtrs D. P. Road
 On or towards West : Property of Gat No. 167, 168, and 162.
 On or towards South : Property of Gat No. 159.
 On or towards North : Remaining Property of Gat No.- 161.

-----Hereinafter referred as 'Said Property'

2) THE DOCUMENT OF ALLOTMENT OF PLOT:-

- a) Xerox copy of registered all Development Agreement and Power of Attorney.
- b) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.
- c) Xerox copy of registered Manyata Patra, which is registered in the office of Sub Registrar Haveli No. 14, at Serial No. 22979/2019, dated 27/12/2019.
- d) Xerox copy of registered Correction Deed/Manyata Patra, which is registered in the office of Sub Registrar Haveli No. 14, at Serial No. 6703/2020, dated 07/07/2020.
- e) Xerox copy of commencement certificate issued by The Pimpri Chinchwad Municipal Corporation Building Permission Department vide Commencement Certificate No **DUDULGAON / 49 / 2019**, dated 04/12/2019 and which was duly revised bearing Commencement Certificate No. - **BP / DUDULGAON / 09 / 2024**, dated 07/02/2024.



- f) Xerox copy of N. A. Order Issued by collectorate Pune Revenue Branch Bearing N. A. Order No. **JAMIN / NA / SR / 513 /2023**, dated **30/10/2023**.
- f) Xerox copy of Government Demarcation Plan of Said property from Sahayak Abhilek, Haveli, Dated 14/02/2019, vide More No. 26935/2018.
- g) Xerox copy of 7/12 Extract.
- h) Certified copy of Mutation Entry No.- 1, 88, 130, 173, 316, 544, 754, 773, 1760, 1769, 2226, 2307, 2479, 2480, 2714,.....

3) 7/12 extract issued by Government of Maharashtra dated 24/12/2023

Mutation Entry No.- 1, 88, 130, 173, 316, 544, 754, 773, 1760, 1769, 2226, 2307, 2479, 2480, 2714.

4) Search report for 30 years from 1990 to 2019 and for 2 years from 2019 to 2020 and for 4 years from 2020 to 2023.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S CONCORD PROPERTIES** Through its Partners **MR. BHARAT LALARAM CHOUDHARY** is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

1) A) 1) Smt. Kavita Vijay Kurhade, 2) Sandip Vijay Kurhade, 3) Mrs. Minal Sachin Shinde, B) 1) Mrs. Pushpa alias Chandrabhaga Vijay Shinde, 2) Mrs. Suvarna Atul Gundal, 3) Mr. Rohit Vijay Shinde, C) 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade, and others are/is absolute owner of Gat No.- 161, admeasuring area 00 H. 26.75 Aar.

2) QUALIFYING COMMENTS/ REMARK:

After considering the above facts I have come to the conclusion that the said property is clean, clear and free from all encumbrances and 1) **Mrs. Kavita Vijay Kurhade and others**, 2) **Mrs. Pushpa alias Chandrabhaga and others**, 3) **Mr. Sachin Krushna alias Babu Kurhade, and others** having absolute Ownership right, and **M/S CONCORD PROPERTIES** Through its Partners **MR. BHARAT LALARAM CHOUDHARY** having absolute Development right, title and interest in the said property.

3) The report reflecting the flow of the title of the on the said land is enclosed herewith as annexure.

Encl.:- Annexure

Place:- Pune.

Date:- 15/03/2024.



Mr. Manmath G. Pande
Advocate

MR. MANMATH GANPATRAO PANDE
ADVOCATE
(B.Sc., LL.B.)



*ADD:- Flat No. 501, Fifth Floor, E - Wing, Aksha Amulyam, Gat No.-
162, Moshi Alandi Road, Dudulgaon, Pune - 412105.*

Mob. No.: 9960686001.

Ref :

FORMAT A

FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of the property bearing Gat No. 161 totally admeasuring area 00 H. 93 Aar assessed at Rs. 02.06 Paise, at Village Dudulgaon, Taluka Haveli, Dist. Pune within the jurisdiction of Sub-Registrar Haveli was ancestral property owned by 1) **Mr. Vithoba Ganpat Kurhade**, 2) **Mr. Namdev Ganpat Kurhade** and his name is entered in the 7/12 extract and entered the name of Mr. Sitaram Bhau Kurhade in other column in the 7/12 extract.

AND WHEREAS Mr. Vithoba Ganpat Kurhade has taken loan from Moshi Gram Vikas Co Society, amounting to Rs. 1200/-, dated 16/06/1977 and made a Ikarar in favour of the Moshi Gram Vikas Co Society on the property Gat No. 161 & others property and effect is made in 7/12 extract in other rights column vide **Mutation Entry No.- 88**, of the property Gat No. 161 and other properties on 23/05/1977.

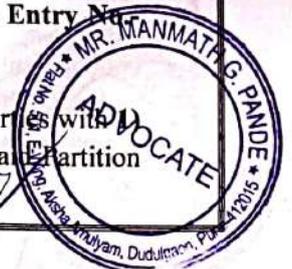
AND WHEREAS Mr. Sitaram Bhau Kurhade with consent of 1) **Mr. Vithoba Ganpat Kurhade**, 2) **Mr. Namdev Ganpat Kurhade** sold the property an admeasuring area 00 H. 05 Aar to **Mr. Pandurang Hari Pawar**, by registered Sale Deed on dt. 26/10/1981, and the appropriate land revenue authority enter the name of **Mr. Pandurang Hari Pawar** in other column in the 7/12 extract vide Mutation Entry No. 130.

AND WHEREAS Mr. Namdev Ganpat Kurhade sold the property an admeasuring area 00 H. 40 Aar to **Mr. Kaluram Bhimaji Deshmukh**, by registered Sale Deed on dt. 30/05/1985, and the appropriate land revenue authority enter the name of **Mr. Kaluram Bhimaji Deshmukh** in owners column as a owner, and entry of said transaction is against Tukada Bandi Act in other column, in the 7/12 extract vide Mutation Entry No. 173.

AND WHEREAS Mr. Namdev Ganpat Kurhade sold the property an admeasuring area 00 H. 04 Aar to **Mr. Kaluram Bhimaji Deshmukh**, by registered Sale Deed on dt. 06/09/1994, and the appropriate land revenue authority enter the name of **Mr. Kaluram Bhimaji Deshmukh** in owners column as a owner, in the 7/12 extract vide Mutation Entry No. 316.

AND WHEREAS Mr. Kaluram Bhimaji Deshmukh has taken loan from Dudulgaon Vikas Seva Sahkari Sanstha, amounting to Rs. 10,00,000/-, dated 07/12/1998 and made a Ikarar in favour of the Dudulgaon Vikas Seva Sahkari Sanstha on the property Gat No. 161 & others property and effect is made in 7/12 extract in other rights column vide **Mutation Entry No. 544**, of the property Gat No. 161 and other properties on 23/12/1998.

AND WHEREAS Mr. Namdev Ganpat Kurhade made Partition of his all property with **Aruna Popat Tope**, and 2) **Manda Ramdas Vahile** on dated 25/11/2005, and sale Partition



Deed was duly registered in the office of the Sub-Registrar Haveli No. 8, vide document serial No. 8891/2005, dated 25/11/2005 and according to the partition Deed, the property of Gat No.- 161, admeasuring area 00 H. 2.5 Aar, Dudulgaon Share came to **Mr. Namdev Ganpat Kurhade** and his name entered into the 7/12 extract vide Mutation Entry No. 754 as the owner thereof.

Then after **Mr. Kaluram Bhimaji Deshmukh** repaid entire loan amount 10,00,000/-, to Dudulgaon Vikas Seva Sahkari Sanstha and gave No Dues Certificate to land revenue authority and the appropriate land revenue authority delete the charge from the 7/12 extract vide **Mutation Entry No.- 773** of the property Gat No. 161 on 19/08/2006.

AND WHEREAS Mr. Vithoba Ganpat Kurhade expired on dated 15/03/2009, leaving behind him his legal heirs Wife **Smt. Babubai Vithoba Kurhade** and Son **Mr. Krushna alias Babu Vithoba Kurhade**, Daughter in Law **Smt. Kavita Vijay Kurhade**, Daughters **Pushpa Vijay Shinde** and **Minal Sachin Shinde** and Grand Son **Sandip Vijay Kurhade** and their names are entered in the 7/12 extract vide **mutation entry No. 1760** as the owner thereof on dated 31/05/2011.

AND WHEREAS 1) Smt. Babubai Vithoba Kurhade, 2) Mr. Krushna alias Babu Vithoba Kurhade, 3) Smt. Kavita Vijay Kurhade, 4) Pushpa Vijay Shinde, 5) Minal Sachin Shinde, 6) Sandip Vijay Kurhade sold the property Gat No. 161, an admeasuring area 00 H. 7.5 Aar and other Gat No 105, admeasuring area 00 H. 8.5 Aar to 1) **M/s. Sundar Associates through its Proprietor Mr. Tanaji Baban Talekar**, 2) **Mr. Sandip Rasiklal Shaha** by registered Sale Deed on dt. 25/02/2011 with consent of 1) Dnyaneshwar Narayan Kurhade, 2) Vilas Sopan Kurhade, 3) Vasant Narayan Kurhade, and said Sale Deed was duly registered in the office of the Sub-Registrar Haveli No. 18, vide document serial No. 1066/2011, dated 25/02/2011 and the appropriate land revenue authority enter the name of **M/s. Sundar Associates through its Proprietor 1) Mr. Tanaji Baban Talekar, 2) Mr. Sandip Rasiklal Shaha** in owners column as a owner, in the 7/12 extract vide Mutation Entry No. 1769.

AND WHEREAS Mr. Kaluram Bhimaji Deshmukh, sold the property Gat No. 161, an admeasuring area 00 H. 05 Aar i.e. 464.68 Sq Mtrs and Gat No. 247, an admeasuring area 278.84 Sq Mtrs to 1) **M/s. Sundar Associates through its Proprietor Mr. Tanaji Baban Talekar**, 2) **Mr. Sandip Rasiklal Shaha** by registered Sale Deed on dt. 22/02/2011 with consent of 1) Mr. Dnyaneshwar Kaluram Deshmukh, 2) Mr. Nivrutti Kaluram Deshmukh, 3) Indubai Kaluram Deshmukh, 4) Mina Sayaji Saste, and said Sale Deed was duly registered in the office of the Sub-Registrar Haveli No. 18, vide document serial No. 592/2011, dated 22/02/2011, than after **Mr. Kaluram Bhimaji Deshmukh and others** executed **Correction Deed** with 1) **M/s. Sundar Associates through its Proprietor Mr. Tanaji Baban Talekar**, 2) **Mr. Sandip Rasiklal Shaha** and rectify the correction in Sale Deed No. 592/2011, dated 22/02/2011 and made correction in property of Gat No 161, admeasuring area 280 Sq. Mtrs and said Correction Deed was duly registered in the office of the Sub-Registrar Haveli No. 5, vide document serial No. 8594/2013, dated 24/09/2013 and according to Sale Deed No. 592/2011, dated 22/02/2011 and Correction Deed 8594/2013, dated 24/09/2013, the appropriate land revenue authority enter the name of 1) **M/s. Sundar Associates through its Proprietor Mr.**



Tanaji Baban Talekar, 2) Mr. Sandip Rasiklal Shaha in owners column as a owner, an admeasuring area 280 Sq Mtrs. in the 7/12 extract vide Mutation Entry No. 2226.

AND WHEREAS Mr. Pandurang Hari Pawar expired on dated 24/09/1994, leaving behind him his legal heirs Sons 1) **Mr. Yashwant Pandurang Pawar, 2) Mr. Kashinath Pandurang Pawar, 3) Mr. Arun Pandurang Pawar** and their names are entered in the 7/12 extract in other column, vide mutation entry No. 2307, on dated 30/07/2014.

Then After according to Order of Upper Collector Pimpri Chinchwad Tal- Haveli, Dist – Pune, on dated 25/01/2018, Order No. हजा / १७७ / एस आर / ०१ / २०१८, the appropriate land revenue authority deleted name of 1) Mr. Yashwant Pandurang Pawar, 2) Mr. Kashinath Pandurang Pawar, 3) Mr. Arun Pandurang Pawar which is entered the name through mutation entry no 2307 in other column and enter the name of 1) Mr. Yashwant Pandurang Pawar, 2) Mr. Kashinath Pandurang Pawar, 3) Mr. Arun Pandurang Pawar in owners column as a owner, an admeasuring area 00 H. 05 Aar. in the 7/12 extract vide Mutation Entry No. 2714.

AND WHEREAS Smt. Babubai Vithoba Kurhade sold the property Gat No. 161, an admeasuring area 00 H. 9.75 Aar. i.e. 975 Sq. Mtrs. to **Mr. Vishal Bhibaji Barane**, by registered Sale Deed on dt. 26/12/2013, with consent of Mr. Mayur Krushna alias Babu Kurhade and said Sale Deed was duly registered in the office of the Sub-Registrar Haveli No. 17, vide document serial No. 10294/2013, dated 26/12/2013 and the appropriate land revenue authority enter the name of **Mr. Vishal Bhibaji Barane** in owners column as a owner, an admeasuring area 00 H. 9.75 Aar Sq Mtrs. in the 7/12 extract vide Mutation Entry No. 2479.

AND WHEREAS Mr. Kaluram Bhimaji Deshmukh entered into the Development Agreement and Power of Attorney with M/s **Tulip Reality through its partner Mr. Santosh Lalaram Chaudhary**, with consent of 1) Mrs. Indubai Kaluram Deshmukh, 2) Mr. Dnyaneshwar Kaluram Deshmukh, 3) Mrs. Varsha Dnyaneshwar Deshmukh, 4) Shivani Dnyaneshwar Deshmukh, 5) Shubham Dnyaneshwar Deshmukh, 6) Sourabh Dnyaneshwar Deshmukh No. 4, 5, and 6 through his natural guardian Father Mr. Dnyaneshwar Kaluram Deshmukh, 7) Late Mr. Nivrutti Kaluram Deshmukh legal heirs Smt. Surekha Nivrutti Deshmukh, 8) Sanika Nivrutti Deshmukh 9) Ruchika Nivrutti Deshmukh No. 8 and 9 through his natural guardian mother Smt. Surekha Nivrutti Deshmukh, 10) Mrs. Mina Sayaji Saste, in respect of the property. Bearing Gat No. 161, admeasuring 00 H. 38 Aar, as mentioned in the **SCHEDULE – I** at village **DUDULGAON**, Taluka Haveli, Dist. Pune and the said Development Agreement and power of attorney was duly registered in the office of the Sub-Registrar Haveli No. 17, vide document serial No. 9000/2013 and 9001/2013 respectively, both dated 01/11/2013 for the consideration by way of construction area admeasuring area 20520 Sq. Fts., (for each 01 Aar = 540 Sq. Ft. Constructed area) saleable built up residential area and also refundable security deposit of Rs. 30,00,000/- (Rupees Thirty Lakhs only) and non refundable security deposit of Rs. 28,00,000/- (Rupees Twenty Lakhs only) till the performance.



AND WHEREAS Mr. Kaluram Bhimaji Deshmukh and others entered into the Manyata Patra/Consent Deed with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, in respect of the property. Bearing Gat No. 161, admeasuring 00 H. 38 Aar, as mentioned in the SCHEDULE – I at village DUDULGAON, Taluka Haveli, Dist. Pune and the said Manyata Patra / Consent Deed was duly registered in the office of the Sub-Registrar Haveli No. 14, vide document serial No. 20659/2019, dated 09/11/2019 and extend the time period of development of said property and give the consent for development of property from date of registration of Manyata patra to 39 Months.

AND WHEREAS Mr. Kaluram Bhimaji Deshmukh entered into the Development Agreement and Power of Attorney with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, with consent of 1) Mrs. Indubai Kaluram Deshmukh, 2) Mr. Dnyaneshwar Kaluram Deshmukh, 3) Mrs. Varsha Dnyaneshwar Deshmukh, 4) Shivani Dnyaneshwar Deshmukh, 5) Shubham Dnyaneshwar Deshmukh, 6) Sourabh Dnyaneshwar Deshmukh No. 4, 5, and 6 through his natural guardian Father Mr. Dnyaneshwar Kaluram Deshmukh, 7) Late Mr. Nivrutti Kaluram Deshmukh legal heirs Smt. Surekha Nivrutti Deshmukh, 8) Sanika Nivrutti Deshmukh 9) Ruchika Nivrutti Deshmukh No. 8 and 9 through his natural guardian mother Smt. Surekha Nivrutti Deshmukh, 10) Mrs. Mina Sayaji Saste, through its POA Holder and for himself as Consenting Party M/s Tulip Reality through its partner Mr. Santosh Lalaram Chaudhary, in respect of the property. Bearing Gat No. 161, admeasuring 00 H. 38 Aar, as mentioned in the SCHEDULE – I at village DUDULGAON, Taluka Haveli, Dist. Pune and the said Development Agreement and power of attorney was duly registered in the office of the Sub-Registrar Haveli No. 05, vide document serial No. 322/2021 and 323/2021 respectively, both dated 13/01/2021 for the consideration by way of construction area admeasuring area 20520 Sq. Fts., (for each 01 Aar = 540 Sq. Ft. Constructed area) saleable built up residential area and also refundable security deposit of Rs. 30,00,000/- (Rupees Thirty Lakhs only) and non refundable security deposit of Rs. 28,00,000/- (Rupees Twenty Lakhs only) till the performance.

AND WHEREAS 1) Mr. Krushna alias Babu Vithoba Kurhade, 2) Mrs. Indubai Krushna alias Babu Kurhade, 3) Mrs. Rajeshri Krushna alias Babu Kurhade, 4) Mrs. Asha Balasaheb Pathare, 5) Mrs. Usha Shahaji Ozarkar, 7) Mrs. Shital Kantilal Ghanvat, 8) Mrs. Ashwini Sachin Argade, 9) Mrs. Gita Datta Vaje through its power of Attorney Holder 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade sold the property Gat No. 161, an admeasuring area 00 H. 9 Aar. and area of Gat No. 105 to 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade, by registered Sale Deed on dt. 09/11/2015, and said Sale Deed was duly registered in the office of the Sub-Registrar Haveli No. 14, vide document serial No. 7779/2015, dated 09/11/2015.

THAN AFTER 1) Mr. Krushna alias Babu Vithoba Kurhade, 2) Mrs. Indubai Krushna alias Babu Kurhade, 3) Mrs. Rajeshri Krushna alias Babu Kurhade, 4) Mrs. Asha Balasaheb Pathare, 5) Mrs. Usha Shahaji Ozarkar, 7) Mrs. Shital Kantilal Ghanvat, 8) Mrs. Ashwini Sachin Argade, 9) Mrs. Gita Datta Vaje through its power of Attorney Holder 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade



executed Correction Deed with 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade and rectify the correction in Sale Deed No. 7779/2015, dated 09/11/2015 and made correction in property of Gat No 161, admeasuring area 00 H. 9.75 Aar and said Correction Deed was duly registered in the office of the Sub-Registrar Haveli No. 14, vide document serial No. 8619/2015, dated 17/12/2015, AND according to Sale Deed No. 7779/2015, dated 09/11/2015 and Correction Deed 8619/2015, dated 17/12/2015, the appropriate land revenue authority enter the name of 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade in owners column as a owner, an admeasuring area 00 H. 9.75 Aar in the 7/12 extract vide Mutation Entry No. 2480.

AND WHEREAS 1) Mrs. Pushpa alias Chandrabhaga Vijay Shinde, 2) Mrs. Suvarna Atul Gundal, 3) Mr. Rohit Vijay Shinde, with consent of 1) Smt. Kavita Vijay Kurhade, 2) Smt. Babubai Vithoba Kurhade, 3) Sandip Vijay Kurhade through his natural guardian mother Smt. Kavita Vijay Kurhade, 4) Mrs. Minal Sachin Shinde, entered into the Development Agreement and Power of Attorney with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, in respect of the property bearing Gat No. 161, admeasuring 00 H. 9.75 Aar, as mentioned in the SCHEDULE – I at village DUDULGAON, Taluka Haveli, Dist. Pune and the said Development Agreement and power of attorney was duly registered in the office of the Sub-Registrar Haveli No. 25, vide document serial No. 192/2015 and 193/2015 respectively, both dated 07/01/2015 for the consideration by way of construction admeasuring area 5365 Sq. Fts. (for each 01 Aar = 550 Sq. Ft. Constructed area), saleable built up residential area and also refundable security deposit of Rs. 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousand only) and non refundable security deposit of Rs. 4,75,500/- (Rupees Four Lakhs Seventy Five thousand five hundred only) till the performance.

AND WHEREAS 1) Smt. Kavita Vijay Kurhade, 2) Sandip Vijay Kurhade through his natural guardian mother Smt. Kavita Vijay Kurhade, 3) Mrs. Minal Sachin Shinde, with consent of 1) Mrs. Pushpa alias Chandrabhaga Vijay Shinde, 2) Mrs. Suvarna Atul Gundal, 3) Mr. Rohit Vijay Shinde, 4) Smt. Babubai Vithoba Kurhade entered into the Development Agreement and Power of Attorney with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, in respect of the property bearing Gat No. 161, admeasuring 00 H. 9.75 Aar, as mentioned in the SCHEDULE – I at village DUDULGAON, Taluka Haveli, Dist. Pune and the said Development Agreement and power of attorney was duly registered in the office of the Sub-Registrar Haveli No. 25, vide document serial No. 195/2015 and 196/2015 respectively, both dated 08/01/2015 for the consideration by way of construction admeasuring area 5365 Sq. Fts. (for each 01 Aar = 550 Sq. Ft. Constructed area), saleable built up residential area and also refundable security deposit of Rs. 10,12,500/- (Rupees Ten Lakhs Twelve Thousand Five Hundred only) and non refundable security deposit of Rs. 4,75,500/- (Rupees Four Lakhs Seventy Five thousand five hundred only) till the performance.

AND WHEREAS 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade decided to sale the property Gat No. 161, an admeasuring area 00



H. 975 Aar and executed Notary Memorandum of Understanding Deed in favour of Mr. Sandip Kishan Gandekar on dated 30/03/2016.

AND WHEREAS 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade 3) Mrs. Indubai Krushna alias Babu Kurhade, 4) Mrs. Rajeshri Krushna alias Babu Kurhade, 5) Mrs. Ashabai Balasaheb Pathare, 6) Mrs. Usha Shahaji Ozarkar, 7) Mrs. Shital Kantilal Ghanvat, 8) Mrs. Ashwini Sachin Argade, 9) Mrs. Gita Datta Vaje entered into the Development Agreement and Power of Attorney with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, with consent of Mr. Sandip Kishan Gandekar in respect of the property bearing Gat No. 161, admeasuring 00 H. 975 Aar, as mentioned in the SCHEDULE - I at village DUDULGAON, Taluka Haveli, Dist. Pune and the said Development Agreement and power of attorney was duly registered in the office of the Sub-Registrar Haveli No. 14, vide document serial No. 5919/2016 and 5920/2016 respectively, both dated 18/08/2016 for the consideration by way of construction admeasuring area 6150 Sq. Fts., saleable built up residential area out of that 4750 Sq. Fts. saleable built up residential area to 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade and 1400 Sq. Fts. saleable built up residential area to consenting party Mr. Sandip Kishan Gandekar and also refundable security deposit of Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand only) to consenting party Mr. Sandip Kishan Gandekar till the performance.

THAN AFTER Mrs. Suvarna Atul Gundal, entered into the Tabapavati/ Supplementary Development Agreement with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, and take Development consideration of constructed area of her share of land property and the said Tabapavati/ Supplementary Development Agreement was duly registered in the office of the Sub-Registrar Haveli No.- 14, vide document serial No. 3365/2018, dated 14/03/2018.

THAN AFTER 1) Mrs. Pushpa alias Chandrabhaga Vijay Shinde, 2) Mrs. Suvarna Atul Gundal, 3) Mr. Rohit Vijay Shinde, entered into the Tabapavati/ Supplementary Development Agreement with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, and take Development consideration of constructed area of her share of land property and the said Tabapavati/ Supplementary Development Agreement was duly registered in the office of the Sub-Registrar Haveli No.- 14, vide document serial No. 1797/2019, dated 28/01/2019.

THAN AFTER 1) Mr. Sachin Krushna alias Babu Kurhade, 2) Mr. Mayur alias Malhari Krushna alias Babu Kurhade 3) Mrs. Indubai Krushna alias Babu Kurhade, 4) Mrs. Rajeshri Krushna alias Babu Kurhade, 5) Mrs. Ashabai Balasaheb Pathare, 6) Mrs. Usha Shahaji Ozarkar, 7) Mrs. Shital Kantilal Ghanvat, 8) Mrs. Ashwini Sachin Argade, 9) Mrs. Gita Datta Vaje 10) Mr. Sandip Kishan Gandekar entered into the Manyatapatra/Supplementary Deed with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, and the said Manyatapatra/Supplementary Deed was duly registered in the office of the Sub-Registrar Haveli No.- 14, vide document serial No. 22979/2019, dated 27/12/2019.

Sandip


THAN AFTER 1) Smt. Kavita Vijay Kurhade, 2) Sandip Vijay Kurhade, 3) Mrs. Minal Sachin Shinde, entered into the Correction Deed with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, and made correction in property description of Development Agreement and Power of Attorney, which is registered at serial no 195/2015, and Serial No.- 196/2015, both dated 08/01/2015 and according to the Correction Deed admeasuring area 00 H. 9.75 Aar, instead of admeasuring area 00 H. 7.25 Aar, out of Gat No. 161, at village DUDULGAON, Taluka Haveli, Dist. Pune and the said Correction Deed was duly registered in the office of the Sub-Registrar Haveli No.- 25, vide document serial No. 6703/2020, dated 07/07/2020.

THAN AFTER 1) Smt. Kavita Vijay Kurhade, 2) Sandip Vijay Kurhade, 3) Mrs. Minal Sachin Shinde, entered into the Supplementary Development Agreement with M/s Concord Properties through its partner Mr. Bharat Lalaram Chaudhary, and builder developer allotted Development consideration of constructed area to them and the said Supplementary Development Agreement was duly registered in the office of the Sub-Registrar Haveli No.- 14, vide document serial No. 3176/2024, dated 13/02/2024.

AND WHEREAS Mrs. Kavita Vijay Kurhade and others file the application for Demarcation Plan of Said property and got the Government Demarcation Plan of Gat No 161 from Sahayak Abhilek, Haveli, Dated 14/02/2019, vide More No. 26935/2018.

AND WHEREAS Mrs. Kavita Vijay Kurhade and others through M/s Concord Properties Through its Partners Mr. Bharat Lalaram Choudhari, got the layout plan sanctioned from PIMPRI CHINCHAWAD MUNICIPAL CORPORATION, PIMPRI of the Gat No. 161 of village Dudulgaon, vide Commencement Certificate bearing No. - BP / DUDULGAON / 49 / 2019, dated 04/12/2019 and which was duly revised bearing Commencement Certificate No. - BP / DUDULGAON / 09 / 2024, dated 07/02/2024, for construction of residential units and commercial units.

AND WHEREAS Mrs. Kavita Vijay Kurhade and others through its POA Hoder M/s Concord Properties Through its Partners Mr. Bharat Lalaram Choudhari, got the said property as Non Agricultural land of the Gat No. 161 admeasuring area 2675 Sq. Mtrs., out of the Residence purpose admeasuring area 2229.79 Sq. Mtrs. and Commercial Purpose admeasuring area 143.39 Sq. Mtrs. from Collectorate, Pune Revenue Branch, Pune bearing N. A. Order No. JAMIN / NA / SR / 513 / 2023, dated 30/10/2023.

Serial Number.

1) Xerox copy of 7/12 Extract of Gat No.- 161, dated 14/03/2024.

2) Mutation Entry No.- 1, 88, 130, 173, 316, 544, 754, 773, 1760, 1769, 2226, 2307, 2479, 2480, 2714.



3) I have caused Search for 30 Years, application No. 89/2024, Pavati No.- 5870, dated 13/03/2024, after paying the requisite fees Rs 750/- for 30 Years from 1995 to 2024, & GRN No.- MH016912403202324E, dated - 07/03/2024 and taking search through online E - Search.

4) Any other relevant title:- Not Applicable.

5) Litigations if any:- Not Found.

Place:- Pune.

Date:- 15/03/2024.

Manmath G. Pande

Mr. Manmath G. Pande

Advocate

