

# **DATTATRAY DESHMUKH**

**Advocate**

**Office:** Flat No. 24, Fifth Floor, Laxmi Madhav Apartment, CTS No. 254, Shirole Galli, Shivajinagar, Pune – 411 005, **Mobile:** +91 9975925896,  
**Email-** advdeshmukhds@gmail.com

**Ref:**

**Date:** 17/08/2022

**Format A  
(Circular No. 28)  
LEGAL TITLE REPORT**

**To,  
MahaRERA**

**Sub:** All that piece and parcel of land/plot bearing i) S. No. 204 Hissa No.7, having an area admeasuring about 00 H 07 R i.e. 700 Sq. Mtrs., ii) Survey No. 204 Hissa No. 7, totally admeasuring area 00 H 07 R i.e. 700 Sq. Mtrs., iii) S. No. 204 Hissa No. 6A, having an area admeasuring about 00 H 04 R, iv) 00 H 01 R out of the land bearing S. No. 204 Hissa No. 4, totally admeasuring about 00 H 07 R, collectively area admeasuring 00 Hectar 19 R situated at village-Baner, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation and jurisdiction of Sub Registrar Haveli, alongwith all rights, title and interest thereof (Hereinafter referred to as "Said Plots/ Project Land").

I have investigated the title of the Said Plots/Project land on request of i) M/S. Blue Pearl Group Through its Proprietor Mr. Manish Annasaheb Ambre R/at: Flat No. A-203, Sahil Serene, Pan Card Club Road, Baner, Pune 411045, ii) M/s Bluepearl Group, Office At: Office No. 2, First Floor, 'Shriram Yashada', Balewadi Phata, Baner, Pune – 411045, Through its Partners A) Mr. Manish Annasaheb Ambre, B) Uma Dnyanesh Shelke, C) Mr. Vyankatesh Chandrabhan Patil, D) Mr. Shrinivas Chandrabhan Patil.

## **D) DESCRIPTION OF PROPERTY:**

All that piece and parcel of land/plot bearing i) S. No. 204 Hissa No. 7, having an area admeasuring about 00 H 07 R i.e. 700 Sq. Mtrs., ii) Survey No. 204 Hissa No. 7, totally admeasuring area 00 H 07 R i.e. 700 Sq. Mtrs., iii) S. No. 204 Hissa No. 6A, having an area admeasuring about 00 H 04 R, iv) 00 H 01 R out of the land bearing S. No. 204 Hissa No. 4, totally admeasuring about 00 H 07 R, collectively area admeasuring 00 Hectar 19



R situated at village-Baner, Taluka- Haveli, District-Pune, within the local limits of Pune Municipal Corporation and jurisdiction of Sub Registrar Haveli, alongwith all rights, title and interest thereof and same is bounded as follows -

**ON OR TOWARDS THE**

- EAST** : By land bearing S. No. 204 and Dhananjay Complex  
**SOUTH** : By land bearing S. No. 203  
**WEST** : By Dhananjay Complex and Road  
**NORTH** : By land bearing S. No. 204/1, 204/2 and 204/3

**II) DOCUMENTS OF ALLOTTMENT OF PLOS/S:**

**A. Documents with respect to Survey No. 204 Hissa No. 7/1:**

1. Copy of 7/12 extract of Survey No. 204 Hissa No. 7/1
2. Copy of Sale Deed dt. 23/10/1986 executed between Mr. Damu Mahadu Lokhande and others & Mr. Dnyaneshwar Baburao Parkhe Mr. Dhananjay Dnyaneshwar Parkhe registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 10121/1986 on the same date.
3. Copy of Mutation Entry No. 3166
4. Copy of Development Agreement & Power of Attorney dated 10/07/2017 executed by Mr. Dnyaneshwar Baburao Parkhe Mr. Dhananjay Dnyaneshwar Parkhe & M/s Blue Pearl Group through its proprietor Mr. Manish Annasaheb Ambre which is duly registered in the office of Sub registrar Haveli-XV at Sr. No. 6778/2017 & 6779/2017.

**B. Documents with respect to Survey No. 204 Hissa No. 7**

1. Copy of 7/12 extract of S. No. 204 Hissa No. 7,
2. Copy of Mutation Entry No. 987,
3. Copy of Sale Deed dt. 28/09/1987, executed by Mr. Bhiku Mahadu Lokhande in favor of **Mr. Vasudeo Namdev Kachare and Mr. Digambar Namdev Kachare** which is registered in the office of Sub registrar Haveli No. 2 at Sr No. PNN-12331-1987
4. Copy of Mutation Entry No. 3725
5. Regularization Certificate bearing No. अ.बे.का/मुटि/ २५९ दिनांक १७/११/२००३
6. Copy of Gift Deed dt. 31/12/2020 executed by Mr. Digambar Namdev Kachare with respect to 262.50 Sq. Mtr. Out of his undivided share to 1. **Mrs. Sangita Digambar Kachare**, 2. **Mr. Avdhut Digambar Kachare**, 3. **Mr. Chintan Digambar Kachare** which is registered in the office of Sub Registrar Haveli No. 13 at Sr. No. 5455/2021
7. Mutation Entry No. 22918



8. Copy of Development Agreement and Power of attorney dt. 10/08/2021 executed by Mr. Vasudeo Namdev Kachare and others with respect to S. No. 204 Hissa No. 7 (Part) admeasuring about 00 H 07 R i.e. 700 Sq. Mtr. in favor of M/s Blue Pearl Group through its Partners vide Development Agreement and Power of attorney dt. 10/08/2021 which is registered in the office of Sub registrar Haveli No. 19 at Sr. No. 9791/2021 and 9792/2021.

**C. Documents with respect to Survey No. 204 Hissa No. 6A:**

1. Copy of 7/12 extract of S. No. 204 Hissa No. 6A,
2. Copy of Sale Deed dt. 21/09/2018 executed by Bal Properties and Finance Pvt. Ltd. Through its director Mrs. Vrunda Sharad Bal in favor of i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** and iii) **Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** which is registered in the office of Sub registrar Haveli No. 15 at Sr No. 13127/2018
3. Copy of Mutation Entry No. 21873,
4. Copy of Development Agreement and Power of attorney dt. 13/02/2020 executed by i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** and iii) **Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** in favor of M/s Blue Pearl Group through its Partners which is registered in the office of Sub registrar Haveli No. 14 at Sr. No. 3041/2020 and 3042/2021.
5. Copy of Deed of Confirmation dt. 19/03/2021 executed by i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** and iii) **Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** in favor of M/s Blue Pearl Group through its Partners which is registered in the office of Sub registrar Haveli No. 14 at Sr. No. 5084/2021/2021 and 5085/2021.

**D. Documents with respect to Survey No. 204 Hissa No. 4**

1. Copy of 7/12 extract of S.No. 204 Hissa No. 4
2. Copy of Mutation Entry No. 17906
3. Copy of Sale Deed dt. 21/09/2018 executed by Mrs. Vrunda Sharad Bal in favor of i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** which is registered in the office of Sub registrar Haveli No. 15 at Sr. No. 13126/2018.
4. Copy of Mutation Entry No. 21874
5. Copy of Development Agreement and Power of attorney dt. 18/09/2019 executed by i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** in favor of M/s Blue Pearl Group through its Partners vide which is registered in the office of Sub registrar Haveli No. 15 at Sr. No. 16920/2019 and 16921/2019



6. Copy of Deed of Confirmation dt. 19/03/2021 executed by i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** in favor of M/s Blue Pearl Group through its Partners vide which is registered in the office of Sub registrar Haveli No. 15 at Sr. No. 5086/2021 and 5087/2021.

**III) SEARCH REPORT:** Copy of Search Report of last 30 years from 1993 to 2022 issued by Adv. Santosh Phalphale

**IV) OWNERS OF LAND:**

- A. S. No. 204 Hissa No. 7, having an area admeasuring about 00 H 07 R i.e. 700 Sq. Mtrs., is owned by i) Mr. Dhananjay Dnyaneshwar Parkhe, ii) Mr. Satish Dnyaneshwar Parkhe, iii) Late Mr. Jagannath Dnyaneshwar Parkhe since deceased through his legal heirs Smt. Meena Jagannath Parkhe and their two Daughters a) Mrs. Preeti Sanjay Choudhri, b) Mrs. Asawari Kiran Mahajan, iv) Mrs. Sunanda Dattatray Choudhari,
- B. Survey No. 204 Hissa No. 7, totally admeasuring area 00 H 07 R i.e. 700 Sq. Mtrs., is owned by i) Mr. Vasudeo Namdev Kachare, ii) Mr. Digambar Namdev Kachare, iii) Mrs. Sangita Digambar Kachare, iv) Mr. Avdhut Digambar Kachare, v) Mr. Chintan Digambar Kachare,
- C. S. No. 204 Hissa No. 6A, having an area admeasuring about 00 H 04 R, is owned by i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare),
- D. 00 H 01 R out of the land bearing S. No. 204 Hissa No. 4, totally admeasuring about 00 H 07 R is owned by i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare

- V) **REMARK:** Above mentioned owners have acquired land and Residential purpose under Development Permission & who have assigned development rights in favour of i) **M/S. Blue Pearl Group Through its Proprietor Mr. Manish Annasaheb Ambre R/at: Flat No. A-203, Sahil Serene, Pan Card Club Road, Baner, Pune 411045**, ii) **M/s Bluepearl Group, Office At: Office No. 2, First Floor, 'Shriram Yashada', Balewadi Phata, Baner, Pune - 411045, Through its Partners A) Mr. Manish Annasaheb Ambre, B) Uma Dnyanesh Shelke, C) Mr. Vyankatesh Chandrabhan Patil, D) Mr. Shrinivas Chandrabhan Patil. & Promoters / Developers have approved Layout Plan for said land for Commencement Certificate No. CC/4038/2021 dt. 25/03/2022 from Pune Municipal Corporation and thereby permitted to**



construct 7 Offices, 7 Shops and 61 Residential units & yet propose to sanction further Upper Floors & Units.

VI) Title Report reflecting the flow of the title of the (Owners / Promoter / Developer) on the said Project Land is enclosed herewith as annexure.

Pune

Date: 17/08/2022

*Dattatray Deshmukh*  
Dattatray Deshmukh  
Advocate



Housiey.com

# **DATTATRAY DESHMUKH**

**Advocate**

**Office:** Flat No. 24, Fifth Floor, Laxmi Madhav Apartment, CTS No. 254, Shirole Galli, Shivajinagar, Pune – 411 005, **Mobile:** +91 9975925896,  
**Email-** advdeshmukhds@gmail.com

**Ref:**

**Date:** 17/08/2022

## **SEARCH AND TITLE INVESTIGATION REPORT**

### **I) INTRODUCTION:**

i) M/S. Blue Pearl Group Through its Proprietor Mr. Manish Annasaheb Ambre R/at: Flat No. A-203, Sahil Serene, Pan Card Club Road, Baner, Pune 411045, ii) M/s Bluepearl Group, Office At: Office No. 2, First Floor, 'Shriram Yashada', Balewadi Phata, Baner, Pune – 411045, Through its Partners A) Mr. Manish Annasaheb Ambre, B) Uma Dnyanesh Shelke, C) Mr. Vyankatesh Chandrabhan Patil, D) Mr. Shriniwas Chandrabhan Patil have requested me to scrutinize and examine the marketable title and to take the search of the property described in the Schedule written herein below mentioned. And accordingly Adv. Santosh Phalphale has applied to Pnd1 Jt Dist Registrar Pune Urban for permission to carryout online search and accordingly paid the requisite fees and the office of Pnd1 Jt Dist Registrar Pune Urban has issued Challan bearing No. MH005996531202223P for permission to carryout search in the office of Sub-Registrar Haveli and accordingly paid the requisite fees. Thereafter he submitted his report with respect to the above said Property and certified that subject to whatever stated in his report no transaction is found to have been registered with respect to the said Properties against the interest of land owners.

He taken the search of the Schedule property in the office of the Sub-Registrar Haveli for the Period 1993 To 2022 till date (30 Years) vide GRN No. MH005996531202223P. The Queriest have also handed over to me the copies of the documents which were made available with them for scrutinize and examinations are as under:

### **II) TITLE HISTORY:**

#### **A. IN RESPECT OF SURVEY NO. 204 HISSA NO. 7/1**

On perusal of 7/12 extract, Sale Deed dt. 23/10/1986 and Mutation Entry No. 3166 it appears that, the land/plot bearing Survey No. 204 Hissa No. 7, area admeasuring 00 Hector 14 R was previously owned by Mr. Damu



Mahadu Lokhande and others. By virtue of Sale Deed dated 23/10/1986, Mr. Damu Mahadu Lokhande and Mr. Bhiku Mahadu Lokhande along with Mr. Dhandiba Damu Lokhande, Mr. Kondiba Bhiku Lokhande, Mr. Balu Damu Lokhande, Mrs. Anusayabai Damu Lokhande, Mrs. Savitribai Bhiku Lokhande, Mrs. Leelabai Bhiku Vidhate, Mrs. Dagadabdi Kisan Raikar, Mrs. Chandrabhaga Amruta Pandhare, Mrs. Kisabai Sonba Mohite and Mrs. Tarabai Bhiku Lokhande as Consenting Party, sold an area admeasuring 00 H 05 R out of the said land to Mr. Dnyaneshwar Baburao Parkhe and an area admeasuring 00 H 02 R out of the said land to Mr. Dhananjay Dnyaneshwar Parkhe vide Sale Deed dated 23/10/1986 which is registered in the Office of Sub Registrar Haveli No. 1 at Serial No. 10121/ 1986 on the same date. Accordingly, the said effect is given into the Revenue Records and the name of the Purchasers are mutated into the 7/12 extract in owners column vide Mutation Entry No. 3166. Due to the said transaction, the Survey Number for the purchasers land is affected as 204/7/1. (Hereinafter referred to as "**Said Sale Deed of Parkhe Family**").

On perusal of Development Agreement & Power of Attorney dated 10/07/2017 it appears that, said Parkhe family decided to develop their property with view to effect construction on their property and to sell the units as may be constructed therein to prospective Purchasers and accordingly Parkhe family entrusted Development rights of the said property in favor of M/s Blue Pearl Group through its proprietor Mr. Manish Annasaheb Ambre vide Development Agreement & Power of Attorney dated 10/07/2017 which is duly registered in the office of Sub registrar Haveli-XV at Sr. No. 6778/2017 & 6779/2017 that, Smt. Meena Jagannath Parkhe and Mr. Satish Dnyaneshwar Parkhe have consented to the said development Agreement. (Hereinafter referred to as "**Said Development Agreement of Parkhe Family**").

#### **B. IN RESPECT OF SURVEY NO. 204 HISSA NO. 7Part**

On perusal of 7/12 extract of S. No. 204 Hissa No. 7Part, Mutation Entry No. 987, Sale Deed dt. 28/09/1987 Mutation Entry No. 3725 it appears that, all that piece and parcel of the land bearing Survey No. 204 Hissa No. 7, totally admeasuring area 00 H 07 R situated at Village Baner, Taluka Haveli, Dist. Pune, which is within the local limits of Pune Municipal Corporation and jurisdiction of Sub registrar Haveli, was originally owned and possessed by Mr. Babu Genu Lokhande. Said original owner Mr. Babu Genu Lokhande has executed 'Will' dt. 23/03/1932 which is registered in the office of Sub registrar Haveli-1 at Sr. No. 606/1932 and bequeathed S.No. 204 Hissa No. 7 and other properties in favor of his niece Mr. Bhiku Mahadu Lokhande and Mr. Damu Mahadu Lokhande. That said Babu



Lokhande died on 29/03/1941 and after his demise name of his niece Mr. Bhiku Mahadu Lokhande Mr. Damu Mahadu Lokhande has been recorded vide Mutation Entry No. 987. That as per oral partition between Mr. Bhiku Mahadu Lokhande and Mr. Damu Mahadu Lokhande S.No. 204 Hissa No. 7 came in the share of Mr. Bhiku Mahadu Lokhande. That said Mr. Bhiku Mahadu Lokhande decided to sell the said property and accordingly executed Sale Deed dt. 28/09/1987 in favor of **Mr. Vasudeo Namdev Kachare and Mr. Digambar Namdev Kachare** which is registered in the office of Sub registrar Haveli No. 2 at Sr No. PNN-12331-1987. It further appears that, Mr. Damu Mahadu Lokhande, Mr. Kondiba Bhiku Lokhande, Mr. Dhondiba Damu Lokhande, Mr. Balu Damu Lokhande have signed as Consenting Party and consented said Sale Deed dt. 28/09/1987. (Hereinafter referred to as "**Said Sale Deed of Kachare Brothers**"). That after execution of said Sale Deed dt. 28/09/1987 name of Mr. Vasudeo Namdev Kachare and Mr. Digambar Namdev Kachare has been recorded to the revenue record of said S. No. 204 Hissa No. 7 vide Mutation Entry No. 3725.

On perusal of Regularization Certificate bearing No. औ.बे.का/मुठे/ २५९ दिनांक १७/११/२००३ it appears that said Mr. Vasudeo Namdev Kachare and Mr. Digambar Namdev Kachare have erected construction area admeasuring about 319.06 Sq. Mtr. on the said property and filed application before Building Control Department of Pune Municipal Corporation to regularize said construction and accordingly Building Control Department of Pune Municipal Corporation has regularized said construction vide Regularization Certificate bearing No. औ.बे.का/मुठे/ २५९ दिनांक १७/११/२००३. (Hereinafter referred to as "**Said Regularization Certificate**").

On perusal of Gift Deed dt. 31/12/2020, Mutation Entry No. 22918 it appears that, Mr. Digambar Namdev Kachare gifted 262.50 Sq. Mtr. Out of his undivided share to 1. **Mrs. Sangita Digambar Kachare**, 2. **Mr. Avdhut Digambar Kachare**, 3. **Mr. Chintan Digambar Kachare** vide Gift Deed dt. 31/12/2020 which is registered in the office of Sub Registrar Haveli No. 13 at Sr. No. 5455/2021. That after execution of said Gift Deed dt. 31/12/2020 name of 1. **Mrs. Sangita Digambar Kachare**, 2. **Mr. Avdhut Digambar Kachare**, 3. **Mr. Chintan Digambar Kachare** has been recorded to the revenue record of said S. No. 204 Hissa No. 7 vide Mutation Entry No. 22918.

On perusal of Development Agreement and Power of attorney dt. 10/08/2021 it appears that, 1. Mr. Vasudeo Namdev Kachare, 2. Mr. Digambar Namdev Kachare, 3. Mrs. Sangita Digambar Kachare, 4. Mr.



Avdhut Digambar Kachare, 5. Mr. Chintan Digambar Kachare have assigned the development rights of the property bearing all that piece and parcel of S. No. 204 Hissa No. 7 (Part) admeasuring about 00 H 07 R i.e. 700 Sq. Mtr. Situated at village Baner, Tal:- Haveli, Dist:-Pune which is within the local limits of Pune Municipal Corporation and with the jurisdiction of Sub registrar Haveli to M/s Blue Pearl Group through its Partners vide Development Agreement and Power of attorney dt. 10/08/2021 which is registered in the office of Sub registrar Haveli No. 19 at Sr. No. 9791/2021 and 9792/2021. (Hereinafter referred to as "**Said Development Agreement of Kachare Family**").

**C. IN RESPECT OF S. NO. 204 HISSA NO. 6A:**

On perusal of 7/12 extract of S. No. 204 Hissa No. 6A, Sale Deed dt. 21/09/2018 Mutation Entry No. 21873, Bal Properties and Finance Pvt. Ltd. Through its director Mrs. Vrunda Sharad Bal decided to sell the S. No. 204 Hissa No. 6A and accordingly executed Sale Deed dt. 21/09/2018 in favor of **i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** which is registered in the office of Sub registrar Haveli No. 15 at Sr No. 13127/2018. (Hereinafter referred to as "**Said Sale Deed of Vasudeo Kachare Family**"). That, after execution of said Sale Deed dt. 21/09/2018 name of **i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare** has been recorded to the revenue record of said property vide Mutation Entry No. 21873.

On perusal of Deed of Confirmation dt. 19/03/2021 it appears that, **i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** have assigned the development rights of the property bearing S. No. 204 Hissa No. 4 admeasuring about 00 H 04 R i.e. 400 Sq. Mtr. Situated at village Baner, Tal:- Haveli, Dist:-Pune which is within the local limits of Pune Municipal Corporation and with the jurisdiction of Sub registrar Haveli in favor of M/s Blue Pearl Group through its Partners vide Development Agreement and Power of attorney dt. 13/02/2020 which is registered in the office of Sub registrar Haveli No. 14 at Sr. No. 3041/2020 and 3042/2021. That after execution of said Development Agreement and Power of attorney dt. 13/02/2020 the M/s Blue Pearl Group through its Partners has lodged said document for registration in the office of Sub registrar Haveli-14 but due to some unavoidable circumstances the Land Owner **i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** failed to appear before Sub registrar Haveli 14



and complete the process of registration hence Sub registrar Haveli 14 rejected the document for registration hence Land Owner i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** and iii) **Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare)** have executed Deed of Confirmation dt. 19/03/2021 which is registered in the office of Sub registrar Haveli No. 14 at Sr. No. 5084/2021/2021 and 5085/2021 and confirmed the Development Agreement and Power of Attorney dt. 13/02/2020.

**D. IN RESPECT OF S. NO. 204 HISSA NO. 4:**

On perusal of 7/12 extract of S.No. 204 Hissa No. 4 situated at village Baner, Tal: Haveli, Dist: Pune it appears that, i) Aruna Prabhakar Parakhe, ii) Santosh Prabhakar Parkhe were owner of of Property 00 H 01 R out of S. no. 204 Hissa No. 4.

On perusal of Mutation Entry No. 17906 it appears that, Mrs. Vrunda Sharad Bal through POA holder Mandar Jayvant Joshi exchanged their property S.No. 204/8A with i) Aruna Prabhakar Parakhe, ii) Santosh Prabhakar Parkhe in consideration of Property 00 H 01 R out of S. no. 204 Hissa No. 4 both situated at village Baner, Tal Haveli Dist Pune vide Deed of Exchange dt. 01/11/2010 which is registered in the office of Sub registrar Haveli No. 15 at Sr. No. 8190/2010. However the copy of said Deed of Exchange dt. 01/11/2010 has not supplied for my perusal.

On perusal of Sale Deed dt. 21/09/2018, Mutation Entry No. 21874 it appears that, Mrs. Vrunda Sharad Bal has executed Sale Deed dt. 21/09/2018 in favor of i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** which is registered in the office of Sub registrar Haveli No. 15 at Sr No. 13126/2018. (Hereinafter referred to as "**Said Sale Deed of Mr. Vasudev Kachare and Mrs. Smita Vasudev Kachare**"). On perusal of Mutation Entry No. 21874 it appears that, after execution of said Sale Deed dt. 21/09/2018 name of i) Mr. Vasudeo Namdev Kachare and ii) Mrs. Smita Vasudev Kachare and has been recorded to the revenue record of said property vide Mutation Entry No. 21874.

On perusal of Deed of Confirmation dt. 19/03/2021 it appears that, i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** have assigned the development rights of the property admeasuring about 00 H 01 R i.e. 100 Sq. Mtr. out of property bearing S. No. 204 Hissa No. 4 admeasuring about 00 H 07 R i.e. 700 Sq. Mtr. Situated at village Baner, Tal:- Haveli, Dist:-Pune which is within the local limits of Pune Municipal Corporation and with the jurisdiction of Sub registrar Haveli in favor of M/s Blue Pearl Group through its Partners vide Development Agreement



and Power of attorney dt. 18/09/2019 which is registered in the office of Sub registrar Haveli No. 15 at Sr. No. 16920/2019 and 16921/2019. That after execution of said Development Agreement and Power of attorney dt. 18/09/2019 the M/s Blue Pearl Group through its Partners has lodged said document for registration in the office of Sub registrar Haveli-15 but due to some unavoidable circumstances the Land Owner i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** failed to appear before Sub registrar Haveli 15 and complete the process of registration hence Sub registrar Haveli 15 rejected the document for registration hence Land Owner i) **Mr. Vasudeo Namdev Kachare**, ii) **Mrs. Smita Vasudev Kachare** have executed Deed of Confirmation dt. 19/03/2021 which is registered in the office of Sub registrar Haveli No. 15 at Sr. No. 5086/2021 and 5087/2021 and confirmed the Development Agreement and Power of Attorney dt. 18/09/2019.

That M/s. Blue Pearl Group through its Proprietor Mr. Manish Annasaheb Ambre has completed the part development and constructed multi storied building on the land bearing S No. 204 Hissa No. 7/1 under name and style "**204 Blue Paradise A Wing**". That the M/s. Blue Pearl Group through its Proprietor Mr. Manish Annasaheb Ambre and the M/s Blue Pearl Group through its Partners decided to amalgamate the said Property i.e. S. No. 204/7/1, S. No. 204/7(P), S. No. 204/6A and S. No. 204/4 and carry out further construction on the amalgamated property.

#### **VII) TENURE:**

The said property is falling in Residential Zone as per the Development Plan applicable to the revenue village Baner, 1) S. No. 204 Hissa No. 7, having an area admeasuring about 00 H 07 R i.e. 700 Sq. Mtrs., is owned by i) Mr. Dhananjay Dnyaneshwar Parkhe, ii) Mr. Satish Dnyaneshwar Parkhe, iii) Late Mr. Jagannath Dnyaneshwar Parkhe since deceased through his legal heirs Smt. Meena Jagannath Parkhe and their two Daughters a) Mrs. Preeti Sanjay Choudhri, b) Mrs. Asawari Kiran Mahajan, iv) Mrs. Sunanda Dattatray Choudhari, 2) Survey No. 204 Hissa No. 7, totally admeasuring area 00 H 07 R i.e. 700 Sq. Mtrs., is owned by i) Mr. Vasudeo Namdev Kachare, ii) Mr. Digambar Namdev Kachare, iii) Mrs. Sangita Digambar Kachare, iv) Mr. Avdhut Digambar Kachare, v) Mr. Chintan Digambar Kachare, 3) S. No. 204 Hissa No. 6A, having an area admeasuring about 00 H 04 R, is owned by i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare), 4) 00 H 01 R out of the land bearing S. No. 204 Hissa No. 4, totally admeasuring about 00 H 07 R is owned by i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and they have



got absolute right, title, ownership, possession, interest and having marketable title of the said lands as mentioned above.

#### **VIII) LAYOUT AND BUILDING PERMISSION;**

That the Building Inspector and Deputy Engineer of Building Development Department of Pune Municipal Corporation have sanctioned the Layout Plan and issued Commencement Certificate No. CC/4038/2021 dt. 25/03/2022 and thereby permitted to construct 7 Offices, 7 Shops and 61 Residential units & yet propose to sanction further Upper Floors & Units.

#### **IX) NON AGRICULTURAL PERMISSION:**

N. A. Order has been passed by Hon'ble Tahsildar Haveli, Pune under No. NA/SR/67/2022, dated 29/04/2022 to the land S No 204/4 and others in favor of land owners for Non-Agricultural use.

#### **X) ENCUMBRANCES:**

As investigated by way of search and as scrutinized from the available documents of title and as disclosed by the Queriest there are and is no any present and past encumbrance on the land under present Search & Title Report.

#### **XI) SEARCH:**

Adv. Santosh Phalphale has applied to Pnd1\_Jt Distt Registrar Pune Urban for permission to carryout online search and accordingly paid the requisite fees and the office of Pnd1\_Jt Distt Registrar Pune Urban has issued Challan bearing No. MH005996531202223P for permission to carryout search in the office of Sub-Registrar Haveli and accordingly paid the requisite fees.

Thereafter he submitted his report with respect to the above said Property and certified that subject to whatever stated in his report no transaction is found to have been registered with respect to the said Properties against the interest of land owners.

I also inquired with the Promoters & Builders that owners of the landed property as regard any charges created by them in respect of the said landed property with any institution or any person/s and they assures me that they have not created any charges or encumbrances whatsoever in nature in and upon said landed property or not executed any deed/s and documents as regards said landed property. That I have not come across any entry in



respect of sale or otherwise of said property and as per above said search there is no any entry pertaining to sell, mortgage, charge, lien etc. in respect of the landed property except mentioned above.

## XII) CONCLUSION AND OPINION :

Relying on the documents made available to me and subject to whatever said above facts and circumstances, I hereby give my opinion as under;

1. Owner of all that piece and parcel of the property S. No. 204 Hissa No. 7, having an area admeasuring about 00 H 07 R i.e. 700 Sq. Mtrs. situated at Village Baner, Taluka- Haveli, Dist. Pune and Within the local limits of Pune Municipal Corporation, Pune and within the jurisdiction of Registration District Pune and Sub -Registration District Taluka Haveli, i) Mr. Dhananjay Dnyaneshwar Parkhe, ii) Mr. Satish Dnyaneshwar Parkhe, iii) Late Mr. Jagannath Dnyaneshwar Parkhe since deceased through his legal heirs Smt. Meena Jagannath Parkhe and their two Daughters a) Mrs. Precti Sanjay Choudhri, b) Mrs. Asawari Kiran Mahajan, iv) Mrs. Sunanda Dattatray Choudhari, and they are true and lawful owner of their respective property as mentioned above.
2. Owner of all that piece and parcel of the property S. No. 204 Hissa No. 7, totally admeasuring area 00 H-07 R i.e. 700 Sq. Mtrs., situated at Village Baner, Taluka- Haveli, Dist. Pune and Within the local limits of Pune Municipal Corporation, Pune and within the jurisdiction of Registration District Pune and Sub -Registration District Taluka Haveli, are i) Mr. Vasudeo Namdev Kachare, ii) Mr. Digambar Namdev Kachare, iii) Mrs. Sangita Digambar Kachare, iv) Mr. Avdhut Digambar Kachare, v) Mr. Chintan Digambar Kachare, and they are true and lawful owner of their respective property as mentioned above.
3. Owner of all that piece and parcel of the property S. No. 204 Hissa No. 6A, having an area admeasuring about 00 H 04 R, situated at Village Baner, Taluka- Haveli, Dist. Pune and Within the local limits of Pune Municipal Corporation, Pune and within the jurisdiction of Registration District Pune and Sub -Registration District Taluka Haveli, are i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and iii) Mrs. Dipti Rahul Shingare (Before marriage Miss Dipti Vasudev Kachare), and they are true and lawful owner of their respective property as mentioned above.
4. Owner of all that piece and parcel of the property admeasuring about 00 H 01 R out of the land bearing S. No. 204 Hissa No. 4, totally



admeasuring about 00 H 07 R are i) Mr. Vasudeo Namdev Kachare, ii) Mrs. Smita Vasudev Kachare and they have got absolute right, title, ownership, possession, interest and having marketable title of the said lands as mentioned above.

5. The owner/s named above have a clean, clear and marketable title to their respective Land/Plot.
6. The rights, title and interest of the Owner/s of the respective Land/Plot are free from encumbrances of any nature whatsoever, and all benefits attached thereto.
7. The said Developer i.e. 1) M/s Blue Pearl Group Through its Proprietor Mr. Manish Annasaheb Ambre R/at: Flat No. A-203, Sahil Serene, Pan Card Club Road, Baner, Pune 411045, 2) M/s Bluepearl Group, Office At: Office No. 2, First Floor, 'Shriram Yashada', Balewadi Phata, Baner, Pune - 411045, Through its Partners A) Mr. Manish Annasaheb Ambre, B) Uma Dnyanesh Shelke, C) Mr. Vyankatesh Chandrabhan Patil, D) Mr. Shrinivas Chandrabhan Patil having all the rights to develop the said i) S. No. 204 Hissa No.7, having an area admeasuring about 00 H 07 R i.e. 700 Sq. Mtrs., ii) Survey No. 204 Hissa No. 7, totally admeasuring area 00 H 07 R i.e. 700 Sq. Mtrs., iii) S. No. 204 Hissa No. 6A, having an area admeasuring about 00 H 04 R, iv) 00 H 01 R out of the land bearing S. No. 204 Hissa No. 4, totally admeasuring about 00 H 07 R, collectively area admeasuring 00 Hectar 19 R situated at village-Baner, Taluka-Haveli, District-Pune, within the local limits of Pune Municipal Corporation and jurisdiction of Sub Registrar Haveli, alongwith all rights, title

**Pune**

**Date: 17/08/2022**

**Dattatray Deshmukh  
Advocate**



**Note:** This privileged opinion is issued for and as per the instructions and relying on the information & documents submitted to me. It is presumed that the documents submitted and information given to me is all true and genuine. All the documents are returned herewith.

