



# TITLE VERIFICATION & SEARCH REPORT

## SANKALP PROPERTIES

Survey No. : 143/1 & 144/4/1  
Village : Wadmukhwadi

**Potghan & Associates**  
**Advocates & Solicitor**

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**FORMAT -A**  
(CIRCULAR - 28/2021)

To,  
**MAHARERA**

Date: 09/12/2024

Housefin Bhava, Plot No. 21, E-Block,  
Bandra Kurla Complex, Bandra (E), Mumbai 400051

**LEGAL TITLE REPORT**

**Subject:** Title Clearance certificate with respect of the land property admeasuring **5926** square meters out of **Survey No. 143/1** & land admeasuring **1900** square meters out of **Survey No. 144/4/1** at revenue village **Wadmukhwadi**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and having totally admeasuring 00 Hector 78.26 Aar i.e. **7826 square meters**.

(.....hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said plot on the request of M/s. Sankalp Properties

**1) Description of Property:**

**Property - A**

All that piece and parcel of the land property having an admeasuring 57.50 Aar + Potkharaba 1.76 Aar i.e. total land area 59.26 Aar i.e. **5926 square meters** out of total land area admeasuring 01 H 31 R at **Survey No. 143/1**, assessed at Rs.8.12/- Paise of revenue Village **Wadmukhwadi**, Tal- Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

- |                         |                                      |
|-------------------------|--------------------------------------|
| On or towards the East  | : 60 meter wide Pune Alandi road     |
| On or towards the South | : Remaining property of S. No. 143/1 |
| On or towards the West  | : Odha                               |
| On or towards the North | : By property bearing S. No. 144     |

### **Property - B**

All that piece and parcel of the land property having an admeasuring area 9 Aar + Potkharaba 10 Aar i.e. total area admeasueing 19 Aar i.e. **1900 square meters** bearing **Survey No. 144/4/1**, assessed at Rs.1.12/- Paise of revenue Village **Wadmukhwadi**, Tal- Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

- |                         |                                  |
|-------------------------|----------------------------------|
| On or towards the East  | : 60 meter wide Pune Alandi road |
| On or towards the South | : Property of S. No. 143/1       |
| On or towards the West  | : Odha                           |
| On or towards the North | : Odha                           |

....properties described under heading of '**A**' and '**B**' are hereinafter collectively admeasuring **7826 square meters** and called & referred as **Said Property/Total Land** and severally referred as **Property-A** & **Property-B**.

...Hereinafter referred as **Said Plot / Said Property**

#### **2) The Documents of allotment of plot:**

- a) Copy of Release Deed dated 11/10/2023 registered before Sub-registrar at Haveli No. 5 at serial number 21660/2023
- b) Copy of Consent Deed dated 11/10/2023 registered before Sub-registrar at Haveli No. 5 at serial number 21662/2023
- c) Copy of Sale Deed dated 06/11/2023 registered before Sub-registrar at Haveli No. 18 at serial number 24667/2023
- d) Copy of Sale Deed dated 06/11/2023 registered before Sub-registrar at Haveli No. 18 at serial number 24669/2023



- e) Copy of Government Demarcation (K Prat) of Survey No. 143(p) bearing Mojani Register number Ati Ati Tatadi / Hadd Kayam 9009/2023.
- f) Copy of Government Demarcation (K Prat) of Survey No. 144/4/1 bearing Ati Tatadi Mojani Register number 33198/21.
- g) Copy of Commencement Certificate dated 29/11/2024 bearing no. BP/Wadmukhwadi/76/2024.
- h) Copy of Non Agricultural Use Permission issued by Appar Tehsildar Pimpri Chinchwad. Taluka Haveli, District Pune bearing no. Jamin/NA/SR/268/2024 dated 04/12/2024.

**3) 7/12 extract dated 20/10/2023 & Mutation Entries bearing number: 1, 2625, 2626, 5610, 8714, 724, 7674, 4412, 9399, 5484, 7846, 7847.**

**4) Search Report for 30 years from 1992 till 2023**

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the Landowner i.e. M/s. Sankalp Properties is having all the rights and authority in respect of the Said Land Property.

**Owners of the land:**

Survey Number	Land Area	Name of Owners of Land
143/1	5926 sq. mtrs.	M/s. Sankalp Properties
144/4/1	1900 sq. mtrs.	M/s. Sankalp Properties

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.

5) **SEARCH REPORT FOR 30 YEARS TAKEN FROM:**

Sub Registrar offices at Haveli 5, 14, 17, 18, 26 Pune and online search taken at IGR website.

6) **ANY OTHER RELEVANT TITLE:**

It appears from the above-stated title flow and documents produced before me that; M/s. Sankalp Properties is an absolute owner of Property B

7) **LITIGATION IF ANY:** NIL

**Date:** 09/12/2024

**Place:** Pune



**Adv. Vikas S. Potghan**



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**FLOW OF TITLE:**

**In respect of land at Survey No. 143/1 i.e. Property-A**

- 1) It appears from the revenue records that, land property at Survey No. 143/1 was part of old Survey No. 751/1 & 751/2 of revenue village Charholi Budruk, Taluka Haveli, District Pune.
- 2) It appears from the revenue records that, old Survey No. 751/1 & 751/2 of revenue village Charholi Budruk, Taluka Haveli, District Pune were owned and possessed by Mr. Kashinath Vitthal Gokhale.
- 3) It appears from the Mutation Entry No. 2626 dated 20/08/1940 that; there was a partition of various land properties including land property at S. No. 751/1 & 751/2 between Mr. Kashinath Vitthal Gokhale & Mr. Jagannath Vitthal Gokhale vide Deed of Partition dated 04/07/1940 registered before Sub-registrar at Haveli No. 3 at serial no. 1536/1940 and accordingly a property at Survey No. 751/1 & 751/2 of revenue village Charholi Budruk came to the share of Mr. Jagannath Vitthal Gokhale.
- 4) It appears from the Mutation Entry No. 5610 dated 27/05/1964 that; Survey No. 751/1 & 751/2 of revenue village Charholi Budruk are amalgamated and renumbered as Survey No. 751/1+2.
- 5) It appears from the Mutation Entry No. 8714 dated 01/12/1976 that; Mr. Jagannath Vitthal Gokhale, Mr. Vishwanath Jagannath Gokhale & Mr. Mukund Jagannath Gokhale entered into Partition on 18/09/1976 and according to the said partition, land property at Survey No. 751/1+2 was equally divided between Mr. Vishwanath Jagannath Gokhale & Mr. Mukund Jagannath Gokhale and

accordingly their names are entered on 7/12 extract with share of 8 Aane to each.

6) It appears from the Mutation Entry No. 1 dated 01/08/1991 that; a separate village Wadamukhwadi was created out of revenue village Charholi Budruk and accordingly Survey No. 751/1+2 of village Charholi become part of new village Wadmukhwadi and said survey number was renumbered as Survey No. 143/1+2. Hence, Property A becomes part of revenue village Wadmukhwadi.

7) It appears from the Mutation Entry No. 724 dated 28/10/1996 that; as per application of Mr. Mukund Jagannath Gokhale & others, Aanewari as per the possession and cultivation has been made on 7/12 extract and accordingly Mukund Jagannath Gokhale, Madhuri Mukund Gokhale, Nikhil Mukund Gokhale, Vishwanath Jagannath Gokhale, Sarojini Vishwanath Gokhale & Prasad Vishwanath Gokhale all become owner of share of 2 Aane 8 Paise out of land property at Survey No. 143/1 of revenue village Wadmukhwadi.

8) It appears from the Mutation Entry No. 2281 dated 26/02/2005 that; as per order of Tehsildar at Haveli bearing no. HANO/KAVI/668/2004, Survey NO. 143/1+2 has been renumbered as Survey No. 143.

9) It appears from the Mutation Entry No. 7674 dated 19/06/2023 that; Madhuri Mukund Gokhale went for heavenly abode on 14/12/2022 leaving behind following legal heirs namely :-

- i. Mukund Jagannath Gokhale - Widower
- ii. Nikhil Mukund Gokhale - Son

Accordingly name of Madhuri Mukund Gokhale was deleted & names of her above mentioned legal heirs were recorded in the record of rights as an owner of the said Survey No. 143/1.



- 10) It appears from the Mutation Entry No. 7814 dated 12/10/2023 that; Mr. Mukund Jagannath Gokhale & Mr. Nikhil Mukund Gokhale released their entire share in land at Survey No. 143/1 in favor of Mr. Vishwanath Jagannath Gokhale, Sarojini Vishwanath Gokhale & Mr. Prasad Vishwanath Gokhale vide Release Deed dated 11/10/2023 registered before Sub-Registrar at Haveli No. 5 at serial no. 21660/2023 and accordingly Mr. Vishwanath Jagannath Gokhale, Sarojini Vishwanath Gokhale & Mr. Prasad Vishwanath Gokhale became owner of entire land at Survey No. 143/1.
- 11) It appears from Consent Deed dated 11/10/2023 registered before Sub-registrar at Haveli No. 5 at serial no. 21662/2023 that; Mrs. Dipali Nikhil Gokhale gave her consent to Release Deed dated 11/10/2023 registered before Sub-Registrar at Haveli No. 5 at serial no. 21660/2023, which was executed in favor of Vishwanath Jagannath Gokhale, Sarojini Vishwanath Gokhale & Mr. Prasad Vishwanath Gokhale.
- 12) It appears from the documents produced before me that; Mr. Mukund Jagannath Gokhale obtained government demarcation in respect of land area admeasuring 5926 sq. mtrs out of Survey No. 143/1 vide Mojani Register number Ati Ati Tatadi / Hadd Kayam 9009/2023 from Ld. Deputy Superitendent of Land records Pune on 31/07/2023.
- 13) It appears from Mutation No. 7847 and the documents presented before me that; M/s. Sankalp Properties through its athuorized partners Mr. Nilesh Kantbhai Patel and Mr. Pravin Ratilal Patel purchased land area admeasuring 5926 sq. mtrs out of Survey No. 143/1 from Vishwanath Jagannath Gokhale, Sarojini Vishwanath Gokhale & Mr. Prasad Vishwanath Gokhale vide Sale Deed dated 06/11/2023 which was duly registered before Sub-registrar at Haveli

No. 18 at serial no, 24667/2023. Furthermore; Mrs. Vrushali Vishwanath Joshi gave her consent to the said sale deed.

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**In respect of Survey No. 144/4/1 i.e. Property-B**

- 1) It appears from the revenue records that, land property at Survey No. 144/4/1 was part of old Survey No. 752/4 of revenue village Charholi Budruk, Taluka Haveli, District Pune.
- 2) It appears from the Mutation Entry No. 2625 dated 20/08/1940 that; there was a partition of various land properties including land property at S. No. 752/4 between Mr. Kashinath Vitthal Gokhale & Mr. Jagannath Vitthal Gokhale vide Deed of Parition dated 04/07/1940 registered before Sub-registrar at Haveli No. 3 at serial no. 1536/1940 and accordingly a property at Survey No. 752/4 of revenue village Charholi Budruk came to the share Mr. Kashinath Vitthal Gokhale.
- 3) Itappears from the Mutation Entry No. 4412 dated 10/12/1956 that; Mr. Kashinath Vitthal Gokhale partitioned his land property among his two sons vide Partition Deed dated 29/11/1956 and accordingly land property at Survey No. 752/4 came to share of Mr. Shriram Kashinath Gokhale (through his guardian Kashinath Vitthal Gokhale) and accordingly his name is entered on 7/12 extract of Survey No. 752/4 as an owner.
- 4) It appears from the Mutation Entry No. 9399 dated 05/05/1984 that; Janabai Appasaheb Tapkir purchased land admesuring 52 Aar out of



Survey No. 752/4 of revenue village Charholi Budruk from Mr. Shriram Kashinath Gokhale vide Sale Deed dated 24/02/1984 with a consent from Mr. Jagannath Vitthal Gokhale, Mr. Vishwanath Jagannath Gokhale, Mr. Mukund Jagannath Gokhale & Mr. Ghanshyam Kashinath Gokhale. It is further observed that; Survey No. 752/4 was divided in two parts and accordingly land admeasuring 19 Aar of Mr. Shriram Kashinath Gokhale is numbered as 752/4/1 & land admeasuring 52 Aar of Janabai Appasaheb Tapkir was numbered as 752/4/2.

5) It appears from the Mutation Entry No. 1 dated 01/08/1991 that; a separate village Wadamukhwadi was created out of revenue village Charholi Budruk and accordingly Survey No. 752/4/1 of village Charholi become part of new village Wadmukhwadi and said survey number was renumbered as Survey No. 144/4/1. Hence, Property B becomes part of revenue village Wadmukhwadi.

6) It appears from the Mutation Entry No. 5484 dated 24/04/2018 that; Shriram Kashinath Gokhale went for heavenly abode on 09/02/2016 leaving behind following legal heirs namely :-

- |                                      |            |
|--------------------------------------|------------|
| i. Aruna Shriram Gokhale             | - Widow    |
| ii. Amruta Ravishankar Sahasrabuddhe | - Daughter |
| iii. Madhurani Pramod Prabhulkar     | - Daughter |

Accordingly name of Shriram Kashinath Gokhale was deleted & names of his above mentioned legal heirs were recorded in the record of rights as an owner of the said Survey No. 144/4/1.

7) It appears from the documents produced before me that; Aruna Shriram Gokhale & others obtained government demarcation in respect of land area admeasuring 1900 sq. mtrs out of Survey No. 144/4/1 vide Ati Tatadi Mojani Register number 33198/21 from Ld. Deputy Superintendent of Land records Pune on 11/06/2021.

8) It appears from Mutation No. 7846 and the documents presented before me that; M/s. Sankalp Properties through its authorized partners Mr. Nilesh Kantbhai Patel and Mr. Pravin Ratilal Patel purchased land admeasuring 1900 sq. mtrs out of Survey No. 144/4/1 from Aruna Shriram Gokhale, Amruta Ravishankar Sahasrabuddhe & Madhurani Pramod Prabhulkar vide Sale Deed dated 06/11/2023 which was duly registered before Sub-registrar at Haveli No. 18 at serial no, 24669/2023. Furthermore; Mr. Dulichand Prakash Choudhary gave his consent to the said sale deed.

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9) I state that; on instructions received from M/s. Sankalp Properties, Public Notice has been issued in respect Said Property and same was published in daily newspaper Prabhat on 13/10/2023. I hereby state that; in the said notice period, I did not received any objection and/or claim against the present owner from any person and/or legal entity, till this date.

10) It appears from all the above documents, revenue record and flow of title that; M/S. SANKALP PROPERTIES is having absolute right, title and authority of the Said Land Property /Said Plot i.e. land property admeasuring 5926 square meters out of Survey No. 143/1 & land admeasuring 1900 square meters out of Survey No. 144/4/1 at revenue village Wadmukhwadi, Taluka Haveli, District Pune and their title to the said Land Property / Said Plot is found clean, clear & marketable.

11) It appears from the documents produced before me that; the landowner i.e. M/s. Sankalp Properties prepared building plan for development of the Said Plot i.e. by amalgamating land property at Survey No 143/1 & 144/4/1 and same is approved / sanctioned by Pimpri Chinchwad Municipal Corporation on 29/11/2024 and



accordingly issued Commencement Certificate bearing no. BP/Wadmukhwadi/76/2024.

- 12) It appears from the documents produced before me that; the landowner i.e. M/s. Sankalp Properties filed an application for Non Agricultural Use Permission before Appar Tehsildar Pimpri Chinchwad. Taluka Haveli, District Pune and same was approved and accordingly said permission was granted vide order bearing no. Jamin/NA/SR/268/2024 dated 04/12/2024. It appears from the said order that; land admeasuring 3007.07 square meters out of total layout of 7826 square meters of said plot is affected by road reservation and therefore non agricultural use permission for 4818.93 square meters is granted to the present owner.
- 13) Furthermore; while taking the computerized & manual search at the offices of Sub-Registrar at Haveli & computerized search at JDR Pune Search Office; I haven't come across any adverse entry in respect of the Said Property. However; at some of the Sub-Registrar offices at Haveli, few registers were not available for perusal and few were in torn condition.
- 14) **Note:** The search made and all the information provided in this report is gathered from documents (photocopies) placed before me as mentioned in the report and computerized and manual search taken at the offices of Sub-Registrar at Haveli & at JDR Pune search office.

