

Dinesh Ghadge

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A (Circular No.: 28 / 2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of land A7 Building Plot area admeasuring about 2092.97 sq. mtrs. out of Survey No. 123 Hissa No. 1/2 and Survey No. 123, Hissa No 1/3 (Old Survey No. 731) Totally admeasuring about 3H 63R at Village Wadmukhwadi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune.

I have investigated the title of the said land on the request of M/s. Kakade Associates Unit V and following documents:

1. DESCRIPTION OF THE PROPERTY:

Entire Land:

All that piece and parcel of land at Survey No. 123 Hissa No. 1/2 and Survey No. 123, Hissa No 1/3 (Old Survey No. 731) Totally admeasuring about 3H 63R at Village Wadmukhwadi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune, which land is collectively bounded as follows:

On or towards East : By Pune - Alandi Road
On or towards South : By Survey No. 123 (Part) Old Survey No. 731(Part)
On or towards West : By Old Survey No. 732 (part)
On or towards North : By old Survey No. 739 (part)

Said Land:

All that piece and parcel of land A7 Building Plot area admeasuring about 2092.97 sq. mtrs. out of Survey No. 123 Hissa No. 1/2 and Survey No. 123, Hissa No 1/3 (Old Survey No. 731) at Village Wadmukhwadi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune

(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

2. DOCUMENTS OF ALLOTMENT OF SAID LAND:

- 2.1 Power of Attorney dated 23.11.2006, which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 7835/2006 by Mr. Arvind J. Gowda in favour of Rupali Sagar Potphode -Nijampurkar.



- 2.2 Development Agreement dated 05.12.2006, registered in the office of Sub. Registrar Haveli No. 11, at Serial No.9539/2006 by Mr. Anant Manohar Suru & others in favour of M/s. Kakade Associates Unit V.
- 2.3 Power of Attorney dated 05.12.2006, registered in the office of Sub. Registrar Haveli No. 11, at Serial No. 9540/2006 by Mr. Anant Manohar Suru & others in favour of M/s. Kakade Associates Unit V.
- 2.4 Deed of Consent -Cum-Confirmation dated 16.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 469/2007 by Mr. Sadanand Madanmohan Disa & others in favour of M/s. Kakade Associates Unit V.
- 2.5 Power of Attorney dated 16.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 470/2007 by Mr. Sadanand Madanmohan Disa & others in favour of M/s. Kakade Associates Unit V.
- 2.6 Deed of Consent-Cum-Confirmation dated 12.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 395/2007 by Mr. Ram Waman Shedge and Mr. Ashok Gorakh Jadhav in favour of M/s. Kakade Associates Unit V.
- 2.7 Power of Attorney dated 12.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 396/2007 by Mr. Ram Waman Shedge and Mr. Ashok Gorakh Jadhav in favour of M/s. Kakade Associates Unit V.
- 2.8 Development Agreement dated 24.05.2007, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 4906/2007 by Mr. Ram Waman Shedge & others in favour of Expat Properties (India) Ltd.
- 2.9 Power of Attorney dated 24.05.2007, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 4907/2007 by Mr. Ram Waman Shedge & others in favour of Expat Properties (India) Ltd.
- 2.10 Possession Receipt dated 30.05.2011, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4996/2011 by Wadiyance Co-operative Housing Society Ltd. through Mr. Anil Kakade through Expat Properties (India) Ltd. in favour of Pimpri Chinchwad Municipal Corporation.
- 2.11 Sale Deed dated 11.10.2019, which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 20880/2019 by Mr. Ram Waman Shedge & others in favour of Altis Shelters LLP through its partner Mr. Anil Balasaheb Kakade
- 2.12 Agreement to Assign dated 11.10.2019, which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 20879/2019 by Expat Properties (India) Ltd. & others in favour of M/s. Kakade Associates Unit V.
- 2.13 Power of Attorney dated 30.10.2019, which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 22007/2019 by Expat Properties (India) Ltd. & others in favour of M/s. Kakade Associates Unit V.
- 2.14 Deed of Cancellation dated 20.08.2022, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 14373/2022 by Mr. Ram Waman Shedge & others in favour of Expat Properties (India) Ltd.

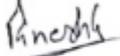
- 2.15 Death Certificate dated 11.01.2023 of Late Smt. Laxmi alias Laxmibai Gorakh Jadhav.
- 2.16 Commencement Certificate dated 03.07.2008, 20.11.2009 bearing nos. BP/WADMUKHWADI/2/2008 & BP/WADMUKHWADI/3/2009 and Revised dated 10.10.2024, bearing no. BP/WADMUKHWADI/67/2024, issued by Pimpri Chinchwad Municipal Corporation.
- 2.17 N. A. Order dated 21.11.2008, in case no. PMH/NA/SR/542/2007, issued by Collector, Pune.
- 2.18 Completion Certificate dated 18.08.2016 bearing no. 257/2016, issued by Pimpri Chinchwad Municipal Corporation. (in respect of Building Nos. A4, A5 & A6)
- 2.19 Completion Certificate dated 28.08.2012 bearing no. 193/2012, issued by Pimpri Chinchwad Municipal Corporation. (in respect of Building Nos. A1, A2 & A3)
- 2.20 Completion Certificate dated 04.06.2014 bearing no. 100/2014, issued by Pimpri Chinchwad Municipal Corporation. (in respect of Row house Nos. 1 to 12 and Villa Nos. 1 to 10)
- 2.21 Deed of Partnership Retirement Cum Admission Cum Reconstitution Deed dated 22.05.2024 of M/s. Kakade Associates Unit V.
3. Search report for 30 years from 1995 till 2024.

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 M/s. Kakade Associates Unit V has acquired development rights of the said land and the title of said land is clean, clear and marketable.

4. OWNER/PROMOTER OF THE LAND:

- 4.1 The said land belonged to Mr. Ram Waman Shedge, Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shaikh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Waghlikar, Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav.
- 4.2 The report reflecting the flow of the title of M/s. Kakade Associates Unit V on the said land is enclosed herewith as annexure.

Date: 16.10.2024


DINESH GHADGE
Advocate



Dinesh Ghadge

Advocate

Legal Realty LLP, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel: 09371991992

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1. FLOW OF TITLE OF THE SAID LAND:
 - 1.1 That the land at Survey No. 731 belonged to Mr. Ghanshyam Kashinath Gokhale, Mr. Shriram Kashinath Gokhale, Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale prior to year 1984.
 - 1.2 That thereafter the said Mr. Ghanshyam Kashinath Gokhale, Mr. Shriram Kashinath Gokhale, Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale sold land admeasuring about 1H 83R out of Survey No. 731 to Mr. Ram Waman Shedge, A. M. Suru, G. V. Kulkarni, H. M. Shaikh, S. W. Ghodke, V.K. Nulkar, Mr. Madanmohan Govaradandas Disa, Mr. Dattatrya Vasudeo Joshi, Mr. Nandkumar D. Kakade, Mr. Damodar Kashinath Songare and Mr. Gorakh Limbaji Jadhav vide Sale Deed dated 03.01.1985. In furtherance of the same the land sold to Mr. Ram Waman Shedge & others was given Survey No. 731/1/2 admeasuring about 1H 83R and the land retained by the aforesaid land owners was given Survey No. 731/1/1. In furtherance of the same name of Mr. Ram Waman Shedge, A. M. Suru, G. V. Kulkarni, H. M. Shaikh, S. W. Ghodke, V. K. Nulkar, Mr. Madanmohan Govaradandas Disa, Mr. Dattatrya Vasudeo Joshi, Mr. Nandkumar D. Kakade, Mr. Damodar Kashinath Songare and Mr. Gorakh Limbaji Jadhav were mutated on the 7/12 extract vide Mutation Entry No. 9675. However aforesaid Sale Deed is not provided for my verification.
 - 1.3 That thereafter the said Mr. Ghanshyam Kashinath Gokhale, Mr. Shriram Kashinath Gokhale, Mr. Vishwanath Jagannath Gokhale and Mr. Mukund Jagannath Gokhale sold land admeasuring about 1H 80R out of Survey No. 731/1/1 to Mr. Ram Waman Shedge, Mr. A. M. Suru, G. V. Kulkarni, H. M. Shaikh, S. W. Ghodke, V.K. Nulkar, Mr. Madanmohan Govaradandas Disa, Mr. Dattatrya Vasudeo Joshi, Mr. Nandkumar D. Kakade, Mr. Damodar Kashinath Songare and Mr. Gorakh Limbaji Jadhav, vide Sale Deed dated 17.04.1985. In furtherance of the same the land sold to Mr. Ram Waman Shedge & others was given Survey No. 731/1/1/3 admeasuring about 1H 80R and the land retained by the aforesaid land owners was given Survey No. 123/1/1/2. In furtherance of the same name of Mr. Ram Waman Shedge, A. M. Suru, G. V. Kulkarni, H. M. Shaikh, S. W. Ghodke, V.K. Nulkar, Mr. Madanmohan Govaradandas Disa, Mr. Dattatrya Vasudeo Joshi, Mr. Nandkumar D. Kakade, Mr. Damodar Kashinath Songare and Mr. Gorakh Limbaji Jadhav were mutated on the 7/12 extract vide Mutation Entry No. 9676. However, aforesaid Sale Deed is not provided for my verification.
 - 1.4 That the said Mr. Ram Waman Shedge, A. M. Suru, G. V. Kulkarni, H. M. Shaikh, S. W. Ghodke, V.K. Nulkar, Mr. Madanmohan Govaradandas Disa, Mr. Dattatrya Vasudeo Joshi, Mr. Nandkumar D. Kakade, Mr. Damodar Kashinath Songare and Mr. Gorakh Limbaji Jadhav (Members of proposed Wadian's Co-Operative Housing Society Ltd.) became absolute owner of land at Survey No. 731/1/2 admeasuring about 1H 83R & Survey No. 731/1/1/3 admeasuring about 1H 80R.



- 1.5 That the Survey Nos. 731 was changed to new Survey Nos. 123 vide Mutation Entry No. 1.
- 1.6 That thereafter the said Mr. Madanmohan Govaradandas Disa died on 12.06.2002, leaving behind him Mr. Sadanand Madanmohan Disa (Son), Mr. Parmanand Madanmohan Disa (Son) and Mrs. Anuradha Prasanna Wagholikar (daughter) as his legal heirs. In furtherance of the same name of Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Wagholikar was mutated on the 7/12 extract vide Mutation Entry No. 2513.
- 1.7 That thereafter the said Mr. Gorakh Limbaji Jadhav died on 13.08.2002, leaving behind him Mr. Siddheshwar Gorakh Jadhav (son), Mr. Ashok Gorakh Jadhav(son), Mr. Shrikrishna Gorakh Jadhav (son) and Smt. Laxmi alias Laxmibai Gorakh Jadhav (Widow) as his legal heirs. In furtherance of the same name of Mr. Siddheshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav, Mr. Shrikrushna Gorakh Jadhav and Smt. Laxmibai Gorakh Jadhav was mutated on the 7/12 extract vide Mutation Entry No. 2460.
- 1.8 That thereafter the said Smt. Laxmi alias Laxmibai Gorakh Jadhav died on 03.07.2007, leaving behind her Mr. Siddheshwar Gorakh Jadhav (son), Mr. Ashok Gorakh Jadhav(son) & Mr. Shrikrishna Gorakh Jadhav (son) as her legal heirs. **However, name of Smt. Laxmi alias Laxmibai Gorakh Jadhav is not yet deleted from 7/12 extract.**
- 1.9 That thereafter Mr. Arvind J. Gowda inter alia authorized Rupali Sagar Potphode - Nijampurkar to admit registration of documents vide Power of Attorney dated 23.11.2006, which is duly registered in the office of the Sub Registrar Haveli No. 4 at Serial No. 7835/2006.
- 1.10 That thereafter the said Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shaikh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, Smt. Laxmi alias Laxmibai Gorakh Jadhav, Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav assigned development rights of land at Survey Nos. 123/1/2 & 123/1/3 admeasuring about 3H 63R in favour of M/s. Kakade Associates Unit V vide Development Agreement dated 05.12.2006, registered in the office of Sub. Registrar Haveli No. 11, at Serial No.9539/2006 and Power of Attorney dated 05.12.2006, registered in the office of Sub. Registrar Haveli No. 11, at Serial No. 9540/2006.
- 1.11 That in consideration of the aforesaid Development Agreement the said M/s. Kakade Associates Unit V agreed to allot 25% of the area of the Plot allotted to each owners/ Members Built-up residential constructed premises in favour of following land owners details as below within period of 36 months from the date of sanction of plans:

Serial No.	Owner Name	Plot Area in sq. ft.	Built-up Area in sq. ft.
1.	Mr. A. M. Sure	4000	1000
2.	H. M. Shaikh	4000	1000
3.	V. K. Nulkar	4000	1000
4.	I. Khan	4000	1000
5.	B. G. Kable	4000	1000
6.	U. D. Kulkarni	4000	1000

7.	S. P. Ghodke	4000	1000
8.	S. Deopurkar	4000	1000
9.	B. C. Parekh	4000	1000
10.	Ms. Neelima Bakre	4000	1000
11.	A. V. Vartak	4000	1000
12.	R. G. Vati	4000	1000
13.	R. V. Shedge	4000	1000
14.	N. B. Supe	4000	1000
15.	Satyanayanan	4000	1000
16.	S. K. Shrisagar	4000	1000
17.	M. G. Desa	4000	1000
18.	Ms. Aruna	4000	1000
19.	J. Dighe	4000	1000
20.	V. V. Pathak	4000	1000
21.	A. K. Naik	4000	1000
22.	V. Lele	4000	1000
23.	A. J. Bapat	4000	1000
24.	S. R. Arkadi	4000	1000
25.	G. S. Deshpande	4000	1000
26.	Ms. Suman Joshi	4000	1000
27.	S. V. Goyavle	4000	1000
28.	Ms. M. Jadhav	4000	1000
29.	N. D. Kakade	4000	1000
30.	Ms. V. Ekbote	3000	750
31.	G. V. Kulkarni	3000	750
32.	G. V. Pandit	3000	750
33.	Madhav Vaze	3000	750
34.	Ms. K. Sharma	3000	750
35.	Ms. L. Pothdar	3000	750
36.	P. R. Khasnis	3000	750
37.	Ms. Joglekar	3000	750
38.	D. V. Joshi	3000	750
39.	Ms. Shobha Dabke	3000	750
40.	A. V. Deval	3000	750
41.	Shankar Navte	3000	750
42.	Ms. Arpana P.	3000	750
43.	Sudarshan S. Shirapuri	3000	750
44.	S. Shitole	3000	750
45.	S. Suleman & I. S. Sayyed	3000	750
46.	D.K. Songera	3000	750
47.	Ms. Sompurkar	3000	750
48.	Ms. L. Bhave	1500	375
49.	Gopal Joshi	1500	375
50.	K. M. Kale	1500	375
51.	S. Kale	1500	375
52.	A. S. Tanwle	1500	375
53.	Bandu Gurav	1500	375
54.	G. Jadhav	1500	375
55.	Prakash Pawar	1500	375

- 1.12 That thereafter the said Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Wagholikar consented to the aforesaid Development Agreement dated 05.12.2006, and Power of Attorney dated 05.12.2006, vide Deed of Consent -Cum-Confirmation dated 16.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 469/2007 and Power of Attorney dated 16.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 470/2007.
- 1.13 That thereafter the said Mr. Ram Waman Shedge and Mr. Ashok Gorakh Jadhav consented to the aforesaid Development Agreement dated 05.12.2006, and Power of Attorney dated 05.12.2006, vide Deed of Consent-Cum-Confirmation dated 12.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 395/2007 and Power of Attorney dated 12.01.2007, which is duly registered in the office of Sub Registrar Haveli No. 11, at Serial No. 396/2007.
- 1.14 That thereafter the said Mr. Ram Waman Shedge, Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shaikh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Wagholikar, Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, Smt. Laxmi alias Laxmibai Gorakh Jadhav, Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav with consent of M/s. Kakade Associates Unit V further assigned development rights of the land at Survey Nos. 123/1/2 & 123/1/3 admeasuring about 3H 63R in favour of Expat Properties (India) Ltd. vide Development Agreement dated 24.05.2007, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 4906/2007 and Power of Attorney dated 24.05.2007, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 4907/2007.
- 1.15 That in consideration of the aforesaid Development Agreement the said Expat Properties (India) Ltd. agreed to allot 30% constructed premises in favour of M/s. Kakade Associates Unit V & following land owners details as below within period of 24 months from the date of sanctioned Building plans:

Serial No.	Owner Name	Plot Area in sq. ft.	Built-up Area in sq. ft.
1.	Mr. A. M. Sure	4000	1000
2.	H. M. Shaikh	4000	1000
3.	V. K. Nulkar	4000	1000
4.	Il. Khan	4000	1000
5.	B. G. Kable	4000	1000
6.	U. D. Kulkarni	4000	1000
7.	S. P. Ghodke	4000	1000
8.	S. Deopurkar	4000	1000
9.	B. C. Parekh	4000	1000
10.	Ms. Neelima Bakre	4000	1000
11.	B.V. Vartak	4000	1000
12.	R. G. Vati	4000	1000
13.	R. V. Shedge	4000	1000
14.	N. B. Supe	4000	1000
15.	Satyanayanan	4000	1000

16.	S. K. Shrisagar	4000	1000
17.	M. G. Desa	4000	1000
18.	Ms. Aruna	4000	1000
19.	J. Dighe	4000	1000
20.	V. V. Pathak	4000	1000
21.	A. K. Naik	4000	1000
22.	V. Lele	4000	1000
23.	A. J. Bapat	4000	1000
24.	S. R. Arkadi	4000	1000
25.	G. S. Deshpande	4000	1000
26.	Ms. Suman Joshi	4000	1000
27.	S. V. Goyavle	4000	1000
28.	Ms. M. Jadhav	4000	1000
29.	N. D. Kakade	4000	1000
30.	Ms. V. Ekbote	3000	750
31.	G. V. Kulkarni	3000	750
32.	G. V. Pandit	3000	750
33.	Madhav Vaze	3000	750
34.	Ms. K. Sharma	3000	750
35.	Ms. L. Pothdar	3000	750
36.	P. R. Khasnis	3000	750
37.	Ms. Joglekar	3000	750
38.	D. V. Joshi	3000	750
39.	Ms. Shobha Dabke	3000	750
40.	A. V. Deval	3000	750
41.	Shankar Navte	3000	750
42.	Ms. Arpana P.	3000	750
43.	Sudarshan S. Shirapuri	3000	750
44.	S. Shitole	3000	750
45.	S. Suleman & I. S. Sayyed	3000	750
46.	D.K. Songera	3000	750
47.	Ms. Sompurkar	3000	750
48.	Ms. L. Bhavé	1500	375
49.	Gopal Joshi	1500	375
50.	K. M. Kale	1500	375
51.	S. Kale	1500	375
52.	A. S. Tanwle	1500	375
53.	Bandu Gurav	1500	375
54.	G. Jadhav	1500	375
55.	Prakash Pawar	1500	375

- 1.16 That thereafter the said Mr. Ram Waman Shedge, Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shaikh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Wagholikar, Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, Smt. Laxmi alias Laxmibai Gorakh Jadhav, Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav through Power of Attorney holder Mr. Anil Balasaheb Kakade with consent of M/s. Kakade Associates Unit V & Expat Properties (India) Ltd. sold the Amenity Space No. 2 admeasuring about 1537.01 sq. mtrs. (Southern Part) out of Survey Nos. 123/1/2 & 123/1/3 admeasuring about

3H 63R to Altis Shelters LLP, vide Sale Deed dated 11.10.2019, which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 20880/2019. However name of Altis Shelters LLP is not mutated on 7/12 extract.

- 1.17 That thereafter the said Expat Properties (India) Ltd. with consent of Mr. Ram Waman Shedge, Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shaikh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Waghlikar, , Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, Smt. Laxmi alias Laxmibai Gorakh Jadhav, Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav through Power of Attorney holder Mr. Anil Balasaheb Kakade agreed to assigned development rights of the land at A7 building Plot admeasuring about 2092.97 sq. mtrs. northern side of Amenity Area No. 2 out of Survey Nos. 123/1/2 & 123/1/3 admeasuring about 3H 63R i.e. said land in favour of M/s. Kakade Associates Unit V, vide Agreement to Assign dated 11.10.2019, which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 20879/2019 and Power of Attorney dated 30.10.2019, which is duly registered in the office of Sub Registrar Haveli No. 23, at Serial No. 22007/2019.
- 1.18 That thereafter the said Mr. Ram Waman Shedge, Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shaikh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Waghlikar, Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, (Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav legal heirs of Smt. Laxmi alias Laxmibai Gorakh Jadhav) through Power of Attorney holder Mr. Anil Balasaheb Kakade & M/s. Kakade Associates Unit V cancelled the Power of Attorney dated 24.05.2007, which is duly registered in the office of Sub Registrar Haveli No. 20, at Serial No. 4907/2007, vide Deed of Cancellation dated 20.08.2022, which is duly registered in the office of Sub Registrar Haveli No. 2, at Serial No. 14373/2022.
- 1.19 That in the aforesaid manner M/s. Kakade Associates Unit V became absolute owner/acquired development rights of the land at A7 building Plot admeasuring about 2092.97 sq. mtrs. northern side of Amenity area No. 2 & Amenity Space No. 2 admeasuring about 1537.01 sq. mtrs. (Southern Part) out of Survey Nos. 123/1/2 & 123/1/3 admeasuring about 3H 63R.
- 1.20 That the Partnership of M/s. Kakade Associates Unit V was re-constituted vide Deed of Partnership Retirement Cum Admission Cum Reconstitution Deed dated 22.05.2024. Thereby Mr. Anil Balkrishna Kakde, Mr. Jehangir Nariman Dorabjee were retired from the said firm and Mr. Mukesh Kunar Sah, Mr. Amar Ashok Shah, Mr. Gaurav Mittal, Mr. Puneet Jain, Mr. Mohanlal Parjapati and Mr. Umesh Parjapati were introduced as new partners.

2. OTHER TRANSACTION:

Mutation Entry No.	Transaction
5533	That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 28.06.2018 corrected the Computerized 7/12 Extract, pertaining to Survey No. 123/1/2 alongwith others properties.
458	That according to Order dated 04.10.1993, bearing No. 84C/VASHI/SR/113-93 issued by Avval Karkun Haveli remark of Maharashtra Tenancy & Agricultural Land Act, Section. 84C deleted from the other rights column of 7/12 extract. However aforesaid Order is not provided for my verification.
2820	That according to Order dated 12.05.2000, bearing No. NARVI/KAVI/2A/171/00 issued by Pimpri Chinchwad Municipal Corporation Department of Urban Planning and Development in the plan land admeasuring about 60 mtrs. (5559 sq. mtrs.) for road widening to Pimpri Chinchwad Municipal Corporation. In furtherance of the same name of Pimpri Chinchwad Municipal Corporation was mutated on the 7/12 extract.
3125	That thereafter the said Mr. Dnyaneshwar Baburao Tajne and others sold the land admeasuring about 2R out of Survey No. 47/1 of Rs. 2,00,000/- to Smt. Kusum Maruti Parate.
3725	That M/s. Wadiyance Co-operative Housing Society Ltd, through Mr. Anil Kakade through Expat Properties (India) Ltd, have handed over land admeasuring about 3074.02 sq. mtr, amenity space to Pimpri Chinchwad Municipal Corporation, vide Possession Receipt dated 30.05.2011, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4996/2011.
5191	That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 09.06.2017 corrected the Computerized 7/12 Extract, pertaining to Survey No. 123/1/2 alongwith others properties.
450	That thereafter the said Mr. Subhash Shelge sold the land at 714/2 (Old) to Mr. Suresh Haribhau Sonawane, vide Sale Deed dated 04.02.1993, which is duly registered in the office of Sub Registrar, at Serial No. 411/1993.
5187	That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 04.06.2017 corrected the Computerized 7/12 Extract, pertaining to Survey No. 123/1/3 alongwith others properties.
5529	That Hon'ble Tahsildar, Haveli, District Pune vide Order dated 26.06.2018 corrected the Computerized 7/12 Extract, pertaining to Survey No. 123/1/3 alongwith others properties.

3. POSSESSION:

It appears from the documentary records that Mr. Ram Waman Shedge, Mr. Anant Manohar Suru, Mr. Gopal Vithal Kulkarni, Mr. Hajimiya Mubarak Shalkh, Mr. Suresh Pandurang Ghodke, Mr. Vasant Krishnaji Nulkar, Mr. Sadanand Madanmohan Disa, Mr. Parmanand Madanmohan Disa and Mrs. Anuradha Prasanna Waghollkar, Mr. Dattatray Vasudev Joshi, Mr. Sridhar alias Nandkumar Dattatray Kakade, Mr. Damodar Kashinath Songare, Smt. Laxmi alias Laxmibai Gorakh Jadhav, Mr. Shrikrishna Gorakh Jadhav and Mr. Siddeshwar Gorakh Jadhav, Mr. Ashok Gorakh Jadhav having true and legal

possession of the said property and Present Developer i.e. M/s. Kakade Associates Unit V is having License possession for the purpose of Development of the said property.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 03.07.2008, 20.11.2009 bearing nos. BP/WADMUKHWADI /2/2008 & BP/WADMUKHWADI/3/2009 and Revised dated 10.10.2024, bearing no. BP/WADMUKHWADI/67/2024 and on completion of construction issued Completion Certificate dated 28.08.2012 bearing no. 193/2012 (in respect of Building Nos. A1, A2 & A3), 18.08.2016 bearing no. 257/2016 (in respect of Building Nos. A4, A5 & A6) & dated 04.06.2014 bearing no. 100/2014 (in respect of Row house Nos. 1 to 12 and Villa Nos. 1 to 10). That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. N. A. PERMISSION:

That the Collector, Pune granted permission for the Non-Agricultural use of the part of the said land, vide its Order dated 21.11.2008, in case no. PMH/NA/SR/542/2007

6. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Kakade Associates Unit V has acquired development rights of the said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

8. Litigations if any: NIL

Date: 16.10.2024



Dinesh Ghadge
DINESH GHADGE
Advocate



CHALLAN
MTR Form Number-6



GRN	MH009897313202425E	BARCODE	[Barcode]			Date	16/10/2024-16:55:08	Form ID	
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	HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name	ADVOCATE DINESH GHADGE			
Location	PUNE								
Year	2024-2025 One Time				Flat/Block No.	SURVEY NO. 123			
Account Head Details				Amount In Rs.	Premises/Building				
0030072201	SEARCH FEE			750.00	Road/Street	WADMUKHWADI			
					Area/Locality	HAVELI PUNE			
					Town/City/District				
					PIN				
					Remarks (If Any)	SEARCH FOR 30 YEARS			
Total				750.00	Amount In Words	Seven Hundred Fifty Rupees Only			
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	69103332024101614237	748313959	
Cheque/DD No.					Bank Date	RBI Date	16/10/2024-16:56:55	Not Verified with RBI	
Name of Bank					Bank-Branch	IDBI BANK			
Name of Branch					Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 0000000000

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्त्यांसाठी लागू नाही.

