

(CIRCULAR-28/2021)

To,

Hon'ble Maha RERA Authority.  
At - 6th & 7th Floor, House in Bhavan,  
Plot No. C-21, E Block, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400051.

FORMAT-A

LEGAL TITLE REPORT

Subject: "Title Clearance Certificate for the property bearing Survey Nos. 54/1, 55/1, and 55/2, jointly total area admeasuring as per ownership document 7/12 area 7500 sq. mtrs. & as per measurement sheet area 7459.99 sq. mtrs situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the limits of Pimpri-Chinchwad Municipal Corporation (PCMC) and Registration District Pune, Sub-District Taluka Haveli." -

(..... Hereinafter referred as said plot/said Property)

I have investigated Surveyed the title of the said plot on the request of M/s. Krushnarang Mangalam Group, A Partnership Firm, Through its Partners Mr. Amit Tukaram Zapake and Others, i.e. The Promoters / Developers and Builders.



Office Address : Office No. 9, Parwati Height, Sr. No. 680/58, Opp. Datta Mandir,  
Below Sub - Registration Office, Haveli No. 14, Bhosari, Pune - 411 039.  
Mob.: +91 88888 06683 / 80809 68348  
Email : nitin.tidake@tidakeassociates.com | varsha.tidake@tidakeassociates.com

## 1. Description of Subjected Property:

## SCHEDULE A

"All that piece and parcel of the property bearing Survey No. 54/1, admeasuring area of 00 H 0.60 Ares, assessed at Rs. 4.38, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation, and under the jurisdiction of Sub-Registrar Haveli, District Pune."

## SCHEDULE B

"All that piece and parcel of the property bearing Survey No. 55/1, admeasuring 7.5 Ares, out of a total area of 38.50 Ares, assessed at Rs. 5.06, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation, and under the jurisdiction of Sub-Registrar Haveli, District Pune."

## SCHEDULE C

"All that piece and parcel of the property bearing Survey No. 55/2, admeasuring 7.5 Ares, out of a total area of 93 Ares, assessed at Rs. 6.19, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation, and under the jurisdiction of Sub-Registrar Haveli, District Pune."



2. The following documents were made available to me for my perusal and inspection thereof.

Sr.	Particulars of Document	Remark
1.	Copy of the 7/12 extract	Xerox
2.	Copies of the mutation entries	Xerox
3.	Copies of the Demarcation Certificate	Xerox
4.	Copy of the Registered D.A & POA.	Xerox
5.	Copy of the Registered Consent Deed	Xerox
6.	Copies of the other relevant papers.	Xerox

3. Search Report for 30 Years from 1995 till 2025.

On perusal of the above-mentioned documents and all other relevant documents which is provided by M/s. Krushnarang Mangalam Group, A Partnership Firm, Through its Partners Mr. Amit Tukaram Zapake and Others to me, that relating to title of the said Property, I am of the opinion that the title of M/s. Krushnarang Mangalam Group, A Partnership Firm, Through its Partners Mr. Amit Tukaram Zapake and Others, i.e. the promoters/developers and builders" is clear, marketable and without any encumbrances subject to the existing provision of law.



## 4. Owner Of Land

SURVEY NO	NAME OF THE LANDOWNERS AS DEVELOPMENT AGREEMENT	AREA
54/1	1. PRAMOD VITTHAL KALJE	0 H 60 R
	2. BAJRANG MANOHAR KALJE	
	3. JAYA JAYRAM KALJE	
	4. SUMITRA JAYRAM KALJE	
	5. PINKI JAYRAM KALJE	
	6. SUJATA JAYRAM KALJE	
	7. SUREKHA LALDAS DHORE	
	8. MANGAL BALASO BALWADKAR	
	09. SANGEETA PRAMOD KALJE	
	10. ROHINI PRAMOD KALJE	
	11. ROHIT PRAMOD KALJE	
	12. MEGHA BAJRANG KALJE	
	13. SAMIKSHA BAJRANG KALJE	
	14. PRATIKSHA BAJRANG KALJE	
	15. SARTHAK BAJRANG KALJE	
	Total Land Area	0 H 60 R

SURVEY NO	NAME OF THE LANDOWNERS AS DEVELOPMENT AGREEMENT	AREA
55/1	1. BAJRANG SHANTARAM KALJE	0 H 77 R
	2. YOGITA BAJRANG KALJE	
	3. OM BAJRANG KALJE	
	4. VAISHANVI BAJRANG KALJE	
	Total Land Area	0 H 77 R

SURVEY NO	NAME OF THE LANDOWNERS AS DEVELOPMENT AGREEMENT	AREA
55/2	1. PATILBUVA RAMKRISHAN KALJE	0 H 7.5 R
	2. SUREKHA PATILBUVA KALJE	
	3. BHAKTI PATILBUVA KALJE	
	Total Land Area	0 H 7.5 R



5. Qualifying comments/remarks if any ( promoter/ developer )

1. "Surekha Laldas Dhore, Mangal Balaso Balwadkar, Jaya Jayram Kalje, Sumitra Jayram Kalje, Pinki Jayram Kalje, and Sujata Jayram Kalje, being the joint owners of land bearing Survey No. 54/1, admeasuring 0.30 Ares out of a total area of 0.60 Ares, assessed at Rs. 4.38, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, have collectively transferred their proportionate undivided share in the land along with development rights to M/s Krushnarang Mangalam Group, a partnership firm, through its partners, Mr. Amit Tukaram Zapake and others, via registered development agreements."
2. "Mr. Pramod Vitthal Kalje, Sangeeta Pramod Kalje, Rohini Pramod Kalje, Rohit Pramod Kalje, Mr. Bajrang Manohar Kalje, Megha Bajrang Kalje, Samiksha Bajrang Kalje, Pratiksha Bajrang Kalje, and Sarthak Bajrang Kalje being the joint owners of land bearing Survey No. 54/1, admeasuring 0.30 Ares out of a total area of 0.60 Ares, assessed at Rs. 4.38, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, have collectively transferred their proportionate undivided share in the land along with development rights to M/s Krushnarang Mangalam Group, a partnership firm, through its partners, Mr. Amit Tukaram Zapake and others, via registered development agreements."
3. "Bajrang Shantaram Kalje and Yogita Bajrang Kalje being the owner of land bearing Survey No. 55/1,



admeasuring 7.5 Ares out of a total area of 38.50 Ares, assessed at Rs. 5.06, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, has transferred his proportionate undivided share in the land along with development rights to M/s Krushnarang Mangalam Group, a partnership firm, through its partners, Mr. Amit Tukaram Zapake and others, via registered development agreements."

4. "Patilbuva Ramkrishan Kalje, Surekha Patilbuva Kalje And Bhakti Patilbuva Kalje being the owner of land bearing Survey No. 55/2, admeasuring 7.5 Ares out of a total area of 93 Ares, assessed at Rs. 6.19, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, has transferred development rights to M/s Krushnarang Mangalam Group, a partnership firm, through its partners, Mr. Amit Tukaram Zapake and others, via registered instruments."

5. "The title search report reflecting the flow of title of M/s Krushnarang Mangalam Group, a partnership firm, through its partners, Mr. Amit Tukaram Zapake and others, as the promoters/developers/builders, in respect of the said land, is annexed herewith."

Place:-Wadamukhwadi, Pune.

Date: 24-04-2025



NITIN P TIDAKE  
ADVOCATE



TIDAKE  
ASSOCIATES

FORMAT-A  
Annexure  
(Circular No.:- 28/2021)  
FLOW OF THE TITLE OF THE SAID LAND  
SCHEDULE  
SEARCH REPORT

"This is to certify that I have investigated and searched the title of the property described in Schedule A, bearing Survey No. 54/1, admeasuring area of 0.60 Ares, assessed at Rs. 4.38, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation, and under the jurisdiction of Sub-Registrar Haveli, District Pune."

"This is to certify that I have investigated and searched the title of the property described in Schedule B, bearing Survey No. 55/1, admeasuring 7.5 Ares out of a total area of 38.50 Ares, assessed at Rs. 5.06, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation, and under the jurisdiction of Sub-Registrar Haveli, District Pune."

"This is to certify that I have investigated and searched the title of the property described in Schedule C, bearing Survey No. 55/2, admeasuring 7.5 Ares out of a total area of 93 Ares, assessed at Rs. 6.19, situated at Village Wadamukhwadi, Taluka Haveli, District Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation, and under the jurisdiction of Sub-Registrar Haveli, District Pune."

Hereinafter referred to as the..... Said Property"

1) I was entrusted with I an assignment by M/s Krushnarang Mangalam Group, a partnership firm, through its partners, Mr. Amit Tukaram Zapake and others, to



**TIDAK**  
ASSOCIATES

have the search for the last 30 years and Title Report in respect of the said property.

2) Accordingly, the Search has been carried out in the concerned office of Sub - Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said property is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said property.

ADVOCATE

TIDAKE ASSOCIATES

Partner



Source & History of Title:

SCHEDULE 'A'

1. "It appears that Mutation Entry No. 1 in the Village List of Division registered Village Charholi Budruk was divided into Wadamukhwadi, as per Notification No. TLC/1076/63923/M.H., dated 1976, issued by the District Officer, Pune. Additionally, as per Section 4(4) of the Maharashtra Land Revenue Code, 1966, and subsequent corrections vide No. PMJ/4916/4, dated 25/01/1989, Wadamukhwadi was granted independent revenue village status, and discrepancies in land records were resolved by the District Inspector of Land Records, Pune."
2. "It appears from Mutation Entry No. 2879 that the late Vitthal Pandurang Kalje passed away on 13/10/1996, leaving behind his legal heirs: 1) Shakuntala Vitthal Kalje (wife), 2) the late Manohar Vitthal Kalje (son), 3) Pramod Vitthal Kalje (son), 4) Kalubai Vitthal Kalje (daughter), 5) Hirabai Baban Khandave (daughter), 6) Bhamabai Namdev Hagvane (daughter), 7) Rekha Bhausahab Thakur (daughter), 8) Bajrang Manohar Kalje (grandson), 9) Seema Pandurang Dhore (granddaughter), and 10) Kaushalya Manohar Kalje (daughter-in-law)."
3. "It appears from Mutation Entry No. 10455 that the late Jayram Pandurang Kalje passed away on July 11, 1989, leaving behind his legal heirs: Mrs. Surekha Laldas Dhore, Mrs. Mangal Balaso Balwadkar, Mrs. Jaya Jayram Kalje, Mrs. Sumitra Jayram Kalje, Mrs. Pinki Jayram Kalje, and Mrs. Sujata Jayram Kalje daughters and Rakhamabai Jayram Kalje widow"
4. "It appears from Mutation Entry No. 4379 that Mrs. Seema Pandurang Dhore (formerly known as Seema Manohar Kalje) has executed a Release Deed, relinquishing her share in Survey No. 54/1 in favor of Mr. Bajrang Manohar Kalje and Mrs. Kaushalya Manohar Kalje."
5. "That the late Rakhamabai Jayram Kalje passed away on April 10, 2011, leaving



TIDAKE  
ASSOCIATES

behind her legal heirs: Mrs. Surekha Laldas Dhore, Mrs. Mangal Balaso Balwadkar, Mrs. Jaya Jayram Kalje, Mrs. Sumitra Jayram Kalje, Mrs. Pinki Jayram Kalje, and Mrs. Sujata Jayram Kalje daughters "

6. "It appears from Mutation Entry No. 4428 that Mrs. Shakuntala Vitthal Kalje passed away on 27/10/2011 at Charholi, leaving behind her legal heirs:1. Pramod Vitthal Kalje (son),2. Kalubai Vitthal Kalje (daughter),3. Hirabai Baban Khandave (daughter),4. Bhamabai Namdev Hagvane (daughter),5. Rekha Bhausahab Thakur (daughter),6. Bajrang Manohar Kalje (grandson, representing the late Manohar Vitthal Kalje), and 7. Kaushalya Manohar Kalje (daughter-in-law, representing the late Manohar Vitthal Kalje."
7. "It appears from Mutation Entry No. 5137 that the handwritten and computerized rights records for Survey No. 54/1 were verified and matched under the e-Ferfar project, as per Government Circular No. Ra. Bhu. A. / P. No. 180 / L-1, dated 07/05/2016. Following the instructions, the Tehsildar, Haveli, District Pune, ordered amendments to the computerized 7/12 extract, which were certified by the Circle Officer vide Mutation Entry No. 5137, dated 05/01/2017."
8. "It appears from Mutation Entry No. 5522 that the handwritten and computerized rights records for Survey No. 54/1 were verified and matched under the e-Ferfar project, as per Government Circular No. Ra. Bhu. A. / P. No. 180 / L-1, dated 07/05/2016. Following the instructions, the Tehsildar, Haveli, District Pune, ordered amendments to the computerized 7/12 extract, which were certified by the Circle Officer vide Mutation Entry No. 5522, dated 26/05/2018. Consequently the 7/12 extract for Survey No. 54/1 has been updated to reflect the current occupier information, removing brackets and ensuring accuracy. The corrected details include: - Account No. 7513- Names: 1. Jaya Jayram Kalaje, 2. Pinki Jayram Kalaje, 3. Pramod Vitthal Kalaje, 4. Bajrang Manohar Kalaje, 5. Rakhamabai Jayram Kalaje, 6. Sujata Jayram Kalaje, 7. Sumitra Jayram Kalaje"



9. "Mrs. Surekha Laldas Dhore, Mrs. Mangal Balaso Balwadkar, Mrs. Jaya Jayram Kalje, Mrs. Sumitra Jayram Kalje, Mrs. Pinki Jayram Kalje, and Mrs. Sujata Jayram Kalje (collectively referred to as "the Owners") have entered into a registered Development Agreement and Power of Attorney with M/s Krushnarang Group (a partnership firm represented by Mr. Amit Tukaram Zapake and Mr. Nivrutti Vitthal Shinde) for the development of their proportionate undivided shares in Survey No. 54/1, admeasuring 30 Ares. The Development Agreement and Power of Attorney, registered with the Sub-Registrar, Haveli No. 14 (Document Serial Nos. 3984/2023 and 3985/2023, dated 03/03/2023),
10. "Mr. Pramod Vitthal Kalje and Mr. Bajrang Manohar Kalje have executed a Consent Deed, providing their explicit consent for the Development Agreement and Power of Attorney entered into by Mrs. Surekha Laldas Dhore, Mrs. Mangal Balaso Balwadkar, Mrs. Jaya Jayram Kalje, Mrs. Sumitra Jayram Kalje, Mrs. Pinki Jayram Kalje, and Mrs. Sujata Jayram Kalje with M/s Krushnarang Group, a partnership firm represented by Mr. Amit Tukaram Zapake and Mr. Nivrutti Vitthal Shinde, for their proportionate undivided shares in Survey No. 54/1, admeasuring 30 Ares. The Consent Deed was duly registered with the Sub-Registrar, Haveli No. 14 (Document Serial No. 3986/2023, dated 03/03/2023),
11. "Mr. Pramod Vitthal Kalje, Sangeeta Pramod Kalje, Rohini Pramod Kalje, Rohit Pramod Kalje, Mr. Bajrang Manohar Kalje, Megha Bajrang Kalje, Samiksha Bajrang Kalje, Pratiksha Bajrang Kalje, and Sarthak Bajrang Kalje (collectively referred to as "the Owners") have entered into a Development Agreement and Power of Attorney with M/s Krushnarang Mangalam Group (a partnership firm represented by Mr. Amit Tukaram Zapake, Mr. Nivrutti Vitthal Shinde, Mr. Bajrang Manohar Kalje, and Rohit Pramod Kalje) and Mangalam Landmark LLP (represented by Mr. Subhash Shantaram Sakore and Mr. Ramdas Damodar Phuge) (collectively referred to as "the Developers") for the development of their proportionate undivided shares in Survey No. 54/1, admeasuring 30 Ares. The Development Agreement and Power



of Attorney, registered with the Sub-Registrar, Haveli No. 14 (Document Serial No. 4377/2024, and 4378/2024 dated 01/03/2024)

**SCHEDULE 'B'**

1. "It appears that Mutation Entry No. 1 in the Village List of Division registered Village Charholi Budruk was divided into Wadamukhwadi, as per Notification No. TLC/1076/63923/M.H., dated 1976, issued by the District Officer, Pune. Additionally, as per Section 4(4) of the Maharashtra Land Revenue Code, 1966, and subsequent corrections vide No. PMJ/4916/4, dated 25/01/1989, Wadamukhwadi was granted independent revenue village status, and discrepancies in land records were resolved by the District Inspector of Land Records, Pune."
2. "It appears from Mutation Entry No. 5137 that the handwritten and computerized rights records for Survey No. 55/1 were verified and matched under the e-Ferfar project, as per Government Circular No. Ra. Bhu. A. / P. No. 180 / L-1, dated 07/05/2016. Following the instructions, the Tehsildar, Haveli, District Pune, ordered amendments to the computerized 7/12 extract, which were certified by the Circle Officer vide Mutation Entry No. 5137, dated 05/01/2017."
3. "It appears from Mutation Entry No. 5522 that the handwritten and computerized rights records for Survey No. 55/1 were verified and matched under the e-Ferfar project, as per Government Circular No. Ra. Bhu. A. / P. No. 180 / L-1, dated 07/05/2016. Following the instructions, the Tehsildar, Haveli, District Pune, ordered amendments to the computerized 7/12 extract, which were certified by the Circle Officer vide Mutation Entry No. 5522, dated 26/05/2018. Consequently the 7/12 extract for Survey No. 55/1 has been updated to reflect the current occupier information, removing brackets and ensuring accuracy. The corrected details include: - Account No. 7517- Names:



**TIDAKE**  
ASSOCIATES

Raghunath Nathu Kalaje Area 38.50.

4. "As per Mutation Entry No. 7365, pursuant to the order of the Honorable Upper Tahsildar Office (PCMC), Pune, Order No. हनो/१५५/एस आर/३८९/२०२२, dated August 19, 2022, the name of Chagan Budhmal Marwadi was removed from the property records of Survey No. 55/1, Wadmukhwadi."
5. "As per Mutation Entry No. 7916, Mr. Dnyaneshwar Shantaram Kalje, Bajrang Shantaram Kalje, Machhindra Shantaram Kalje, and Ramdas Shantaram Kalje executed a sale deed for Survey No. 55/1, with an area of 8 Ares, in favor of M/s Shrinivas Realty, represented by its partner, Mr. Ramesh Dhondiram Sonavane."
6. "Bajrang Shantaram Kalje and Yogita Bajrang Kalje executed a Development Agreement and Power of Attorney, transferring their undivided share in the property bearing Survey No. 55/1, admeasuring 2.5 Ares, in favor of M/s Krushnarang Group, a partnership firm represented by its partners, Mr. Amit Tukaram Zapke and Mr. Nivrutti Vitthal Shinde. The documents were duly registered with the Sub-Registrar, Haveli No. 14, on March 3, 2023, vide Serial Nos. 4006/2023 and 4007/2023."
7. "Bajrang Shantaram Kalje and Yogita Bajrang Kalje executed a Development Agreement and Power of Attorney for their property in Survey No. 55/1, admeasuring 5 Ares, in favor of M/s Krushnarang Group, a partnership firm represented by its partners, Mr. Amit Tukaram Zapke and Mr. Nivrutti Vitthal Shinde. The documents were duly registered with the Sub-Registrar, Haveli No. 14, on March 3, 2023, vide Serial Nos. 4008/2023 and 4009/2023."
8. "Mr. Dnyaneshwar Shantaram Kalje, Mr. Machindra Shantaram Kalje and Mr. Ramdas Shantaram Kalje have executed a Consent Deed, providing their explicit consent for the Development Agreement and Power of Attorney entered into by Bajrang Shantaram Kalje and Yogita Bajrang Kalje with M/s Krushnarang Group, a partnership firm represented by Mr. Amit Tukaram Zapke and Mr.



**TIDAKI**  
ASSOCIATES

Nivrutti Vitthal Shinde, for their proportionate undivided shares in Survey No. 54/1, admeasuring 7.5 Ares. The Consent Deed was duly registered with the Sub-Registrar, Haveli No. 14 (Document Serial No. 4010/2023, dated 19/06/2023)

9. "Bajrang Shantaram Kalje and Yogita Bajrang Kalje executed a Correction Deed for their property in Survey No. 55/1, admeasuring 5 Ares, in favor of M/s Krushnarang Group, a partnership firm represented by its partners, Mr. Amit Tukaram Zapke and Mr. Nivrutti Vitthal Shinde. The documents were duly registered with the Sub-Registrar, Haveli No. 14, on March 3, 2023, vide Serial No.24479/2024"

#### SCHEDULE 'C'

1. "It appears that Mutation Entry No. 1 in the Village List of Division registered Village Charholi Budruk was divided into Wadamukhwadi, as per Notification No. TLC/1076/63923/M.H., dated 1976, issued by the District Officer, Pune. Additionally, as per Section 4(4) of the Maharashtra Land Revenue Code, 1966, and subsequent corrections vide No. PMJ/4916/4, dated 25/01/1989, Wadamukhwadi was granted independent revenue village status, and discrepancies in land records were resolved by the District Inspector of Land Records, Pune."
2. It appears from Mutation Entry No. 5137 that the handwritten and computerized rights records for Survey No. 55/2 were verified and matched under the e-Ferfar project, as per Government Circular No. Ra. Bhu. A. / P. No. 180 / L-1, dated 07/05/2016. Following the instructions, the Tehsildar, Haveli, District Pune, ordered amendments to the computerized 7/12 extract, which were certified by the Circle Officer vide Mutation Entry No. 5137, dated 05/01/2017." Consequently the 7/12 extract for Survey No. 55/2 has been



**TIDAKE**  
ASSOCIATES

updated to reflect the current occupier information, removing brackets and ensuring accuracy. The corrected details include: - Account No.2415 Name: Patilbuva Kalje, Account No.2416 Name: Indubai Kalje

3. "Anita Dattatray Avhade, Aanandibai Ramkrushna Kalje, Indubai Ramkrushna Kalje, and Bharati Rohidas Mohite executed a Release Deed in favor of Patilbuva Ramkrushna Kalje for the property in Survey No. 55/2, admeasuring 93 Ares. The Release Deed was registered with the Sub-Registrar, Haveli No. 14, on September 17, 2020, under Serial No. 9638/2020, and the mutation was recorded vide Mutation Entry No. 6313 in the rights and 7/12 extract."
4. As per Mutation Entry No. 6842, Patilbuva Ramkrushna Kalje obtained a loan of Rs. 6,00,000/- from Shri Savatamali Vividh Karyakari Sahakari Society Ltd., which is recorded in the rights and 7/12 extract.
5. As per Mutation Entry No. 2415, Patilbuva Ramkrushna Kalje obtained a loan of Rs. 50,000/- from Shri Savatamali Vividh Karyakari Sahakari Society Ltd., which is recorded in the rights and 7/12 extract.
6. As per Mutation Entry No. 2855, Patilbuva Ramkrushna Kalje obtained a loan of Rs. 5,000/- from Maharashtra Bank, Aalandi branch, which is recorded in the rights and 7/12 extract.
7. As per Mutation Entry No. 3704, Patilbuva Ramkrushna Kalje repaid a loan amount of Rs. 5,000/- to Maharashtra Bank, Aalandi branch, which is recorded in the rights and 7/12 extract.
8. "It appears from the Mutation Entry No. 6086 records the verification and matching of handwritten and computerized rights records for Survey No. 55/2 under the e-Ferfar project, as per Government Circular No. Ra. Bhu. A. / P. No. 180 / L-1, dated May 7, 2016. Pursuant to the order of the Tehsildar, Haveli, District Pune, the Circle Officer certified the mutation entry on November 4, 2019, Consequently the 7/12 extract for Survey No. 55/2 has been updated to



reflect the current occupier information, removing brackets and ensuring accuracy. The corrected details include: - Account No.229 Name: Aanadibai Ramkrushna Kalje"

9. "Mr. Patilbuva Ramkrushna Kalje, Surekha Patilbuva Kalje, and Bhakti Patilbuva Kalje executed a Development Agreement and Power of Attorney for their undivided area in the property bearing Survey No. 55/2, admeasuring 5 Ares, in favor of M/s Krushnarang Group, a partnership firm represented by its partners, Mr. Amit Tukariyam Zapake and Mr. Nivrutti Vitthal Shinde. The documents were duly registered with the Sub-Registrar, Haveli No. 14, on March 23, 2023, vide Serial Nos. 4622/2023 and 4623/2023."
10. "Mr. Patilbuva Ramkrushna Kalje, Surekha Patilbuva Kalje, and Bhakti Patilbuva Kalje executed a Development Agreement and Power of Attorney for their undivided area in the property bearing Survey No. 55/2, admeasuring 2.5 Ares, in favor of M/s Krushnarang Group, a partnership firm represented by its partners, Mr. Amit Tukariyam Zapake and Mr. Nivrutti Vitthal Shinde. The documents were duly registered with the Sub-Registrar, Haveli No. 14, on March 23, 2023, vide Serial Nos. 4624/2023 and 4625/2023."

Common History

1. "M/s Krushnarang Group was originally formed as a partnership firm by its partners, Mr. Amit Tukaram Zapke and Mr. Nivrutti Vitthal Shinde, through a Partnership Deed. The Partnership Deed was duly registered with the Assistant Registrar of Firms, Pune, on January 12, 2023, vide Application No. 48100067783962 and Receipt No. PU00011293."
2. "During this period, the original partners, Mr. Amit Tukaram Zapke and Mr. Nivrutti Vitthal Shinde, decided to reconstitute the partnership firm, 'Krushnarang Group,' by changing its name to 'Krushnarang Mangalam Group'



and admitting new partners, namely Mr. Bajrang Manohar Kalje, Mr. Rohit Pramod Kalje, Mr. Subhash Shantaram Sakore, and Mr. Ramdas Damodar Phuge. The reconstitution deed effecting these changes was duly registered with the Assistant Registrar of Firms, Pune, on December 7, 2023, vide Application No. 4810007511890 and Receipt No. PU00124796."

3. "M/s Krushnarang Mangalam Group, a partnership firm, was originally formed by Mr. Amit Tukaram Zapke, Mr. Nivrutti Vitthal Shinde, Mr. Bajrang Manohar Kalje, Mr. Rohit Pramod Kalje, Mr. Subhash Shantaram Sakore, and Mr. Ramdas Damodar Phuge as partners. On December 7, 2023, Mr. Subhash Shantaram Sakore and Mr. Ramdas Damodar Phuge voluntarily retired from the firm, relinquishing their rights and interests in the firm and the lands described in Schedules A, B, and C, after receiving their share of profits. Simultaneously, Mr. Vishnu Bhikaji Newale, Mr. Mohan Sakharam Auti, and Mr. Swapnil Jangalrao Phuge were admitted as new partners. An Admission cum Retirement Deed effecting these changes was duly registered with the Assistant Registrar of Firms, Pune (Application No. 4810007511852 and Receipt No. PU00124794). The reconstituted firm, now comprising Mr. Amit Tukaram Zapke, Mr. Nivrutti Vitthal Shinde, Mr. Bajrang Manohar Kalje, Mr. Rohit Pramod Kalje, Mr. Vishnu Bhikaji Newale, Mr. Mohan Sakharam Auti, and Mr. Swapnil Jangalrao Phuge as partners, is authorized to execute and sign all documents."

4. "M/s Krushnarang Group, a partnership firm represented by its partners, and Mangalam Landmark LLP, represented by its partners Subhash Shantaram Sakore and Ramdas Damodar Phuge, and others executed a Power of Attorney in favor of M/s Krushnarang Group, represented by Mr. Amit Tukaram Zapke, authorizing them to execute documents. The Power of Attorney was registered with the Sub-Registrar, Haveli No. 14, on March 13, 2023, under Serial No. 4659/2023."



5. "Jaya Jayram Kalje and others, through their authorized representative M/s Krushnarang Mangalam Group, represented by Mr. Amit Tukaram Zapke, obtained a demarcation certificate from the City Survey Office, Pimpri, bearing No. 9975/2023, dated October 25, 2023. Subsequently, a Development Plan (DP) opinion was obtained from the Pimpri-Chinchwad Municipal Corporation (PCMC) vide No. Nrvi/Kavi/Wadamukhwadi/62/2024, dated April 29, 2024."
6. "Upon reviewing the sanctioned plan and commencement certificate No. B.P/WADAMUKHWADI/89/2024, dated December 13, 2024, issued by the Pimpri-Chinchwad Municipal Corporation (PCMC), it is evident that the necessary approvals have been obtained for construction on the landed property. Additionally, the Non-Agricultural (NA) assessment order No. Jamin/NA/SR/24/2025, dated January 28, 2025, issued by the Deputy Tahasildar, PCMC, confirms the land's conversion to NA use in accordance with the sanctioned plans. Furthermore, the requisite charges have been paid to the government via challan by the landowners."

Subject to whatever stated hereinabove by me, IN MY OPINION

1. "Jaya Jayram Kalje and others have acquired valid rights and title to the property bearing Survey Nos. 54/1, 55/1, and 55/2, admeasuring 0.75 R out of a total area of 2 Hectares 30 Ares situated at Wadamukhwadi, Taluka Haveli, District Pune, as evidenced by registered documents."
2. "M/s Krushnarang Mangalam Group, represented by Mr. Amit Tukaram Zapke, has acquired development rights for the land owned by Jaya Jayram Kalje and others through a registered Development Agreement."
3. "Vijay Raghunath Kalje, Rajaram Raghunath Kalje, Sunita Sanjay Thorve, and Anita Kailas Gondabe confirm that the area admeasuring 38.50 R is not part of the development agreement and no development rights have been granted to "M/s Krushnarang Mangalam Group through any registered instruments for this specific area."



**TIDAKI**  
ASSOCIATES

4. The rights of the above land owners and developers to develop the said land are appearing clean, clear and marketable free from reasonable doubts.

5. Litigations if any- Nil

Date:-24-04-2025.



NITIN P TIDAKE  
ADVOCATE



Housiey.com



TIDAKI  
ASSOCIATES



**CHALLAN**  
MTR Form Number-6



GRN	MH001198270202526E	BARCODE	[Barcode]		Date	24/04/2025-15:54:19	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee	TAX ID / TAN (If Any)						
	Other Items	PAN No.(If Applicable)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	VARSHA NITIN TIDAKE			
Location	PUNE							
Year	2025-2026 One Time			Flat/Block No.				
Account Head Details		Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE		750.00	Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Amount In	Seven Hundred Fifty Rupees Only				
Total		750.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042025042462271	251142579645		
Cheque-DD Details			Bank Date	RBI Date	24/04/2025-15:55:35	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID : 810859933

Mobile No. : 8888806683

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

