



KISHOR N. PATIL

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B.Sc., LL.B.

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply
Regd. A.D. / U.C.P.

FORMAT- A

To,

MahaRERA



LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to i) Survey No. 18/5, total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, ii) Survey No. 18/7, total area admeasuring 00 H 26 R, assessed at Rs. 01.75 Paise, out of it area admeasuring 00 H 15.75 R; both the properties situated at village Charholi Budruk, Tal. Haveli, Dist, Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. (hereinafter referred as the **said properties**).

I have investigated the title of the said properties on the request by MR. MORESHWAR RAMCHANDRA TAMNHANE, R/at- Burdewasti, Charholi, Pune - 412105, and following documents i.e. :-

1. Description of the properties:

All the piece and parcel of properties bearing i) Survey No. 18/5, total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, ii) Survey No. 18/7, total area admeasuring 00 H 26 R, assessed at Rs. 01.75 Paise, out of it area admeasuring 00 H 15.75 R; both the properties situated at village Charholi Budruk, Tal. Haveli, Dist, Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli & which are commonly bounded as under -

- | | | |
|---------------------|---|---|
| On or towards East | - | By remaining property from Survey No. 18 |
| On or towards West | - | By property bearing Survey No. 12. |
| On or towards South | - | By 30 mtrs. wide D.P. Road. |
| On or towards North | - | By remaining property from Survey No. 18. |

2. Documents of Allotment of properties:

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Sale Deed.
4. Copy of Release Deed.
5. Copy of Mortgage Deed.
6. Copy of Taba Pavti.
7. Copy of Development Agreement.
8. Copy of Power of Attorney.
9. Copy of Demarcation Certificate.

10. Copy of D.P. Opinion.

3. 7 /12 extracts / Property Card issued by Talathi Office, vide Mutation Entries No. 1678, 1799, 2849, 3991, 8121, 8176,10723, 12514, 15141, 23455, 24438, 24624, 24649, 25356, 1289, 2799, 2817, 3831, 8840, 8844, 14337, 15598, 18635, 23910 and 24748.

4. 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 properties, I am of the opinion that title of i) Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamnhane, Sundanda Moreshwar Tamnhane, Shubham Moreshwar Tamnhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar in respect of Survey No. 18/5 to the extent of area admeasuring 00 H 14 R out of total area admeasuring 00 H 28 R; ii) M/s. Keys Realty through its partner Ganesh Kantilal Kute, Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat in respect of Survey No. 18/5 to the extent of area admeasuring 00 H 14 R out of total area admeasuring 00 H 28 R; iii) Lilabai Maruti Burde, Machindra Maruti Burde, Pushpalata Machindra Burde, Shivanand Machindra Burde, Ashwini Sivanand Burde (Ashwini BalashahebWaghule - Name after Marriage), Shilpa Prasad Raskar, Sunil Maruti Burde, Chitra Sunil Burde, Sindhu Vitthal Kalamkar, Dnyaneshwar Dasharath Burde, Vanitha Dnyaneshwar Burde, Kunal Dnyaneshwar Burde, Kajal Dnyaneshwar Kharpude, Rajendra Dashrath Burde, Reshma Rajendra Burde, Rutuja Rajendra Burde, Siddhesh Rajendra Burde, Swapnil BalasahebRaskar, Sujit BalasahebRaskar, Subhadra Laxman Burde, Bhausahab Laxman Burde, Mohini Bhausahab Burde, Rutik Bhausahab Burde, Mayank Bhausahab Burde, Rahul Laxman Burde, Jyoti Rahul Burde, Sharvari Rahul Burde, Rudra Rahul Burde, Sangita Laxman Aher, Lakshmi Dattatraya Burde, Satish Dattatraya Burde, Vanada Satish Burde, Tanvi Satish Burde, Shivam Satish Burde, Sonali Dattatraya Burde, Archana Shekhar Raskar, Rupali Pradip Aher, Chandrakant Rangnath Burde, Alka Chandrakant Burde, Dinesh Chandrakant Burde, Shubhangi Dinesh Burde, Niraj Dinesh Burde, Ganesh Chandrakant Burde, Abhaya Ganesh Burde, Aarush Ganesh Burde, Sarika Dinesh Dhadge, Surekha Popat Burde, Dilip Popat Burde, Manisha Dilip Burde, Swara Dilip Burde, Mahi Dilip Burde, Jyoti Sanjay Salunkhe, Hanumant Rangnath Burde, Jayashri Hanumant Burde, Pankaj Hanumant Burde, Gauri Dinesh Higane and Aarti Mangesh Gaikwad in respect of Survey No. 18/5 to the extent of area admeasuring 00 H 15.75 R out of total area admeasuring 00 H 26 R; is clear, marketable and without the encumbrances.

5. Owner of the Properties :

i) Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamnhane, Sundanda Moreshwar Tamnhane, Shubham Moreshwar Tamnhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar	Survey No. 18/5, to the extent of area admeasuring 00 H 14 R out of total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, situated at Village CharholiBudruk, Tal. Haveli, Dist. Pune
ii) M/s. Keys Realty through its partner Ganesh Kantilal Kute, Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat.	Survey No. 18/5, to the extent of area admeasuring 00 H 14 R out of total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, situated at Village CharholiBudruk, Tal. Haveli, Dist. Pune.





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iii) Lilabai Maruti Burde, Machindra Maruti Burde, Pushpalata Machindra Burde, Shivanand Machindra Burde, Ashwini Sivanand Burde (Ashwini BalashahebWaghule - Name after Marriage), Shilpa Prasad Raskar, Sunil Maruti Burde, Chitra Sunil Burde, Sindhu Vitthal Kalamkar, Dnyaneshwar Dasharath Burde, Vanitha Dnyaneshwar Burde, Kunal Dnyaneshwar Burde, Kajal Dnyaneshwar Kharpude, Rajendra Dashrath Burde, Reshma Rajendra Burde, Rutuja Rajendra Burde, Siddhesh Rajendra Burde, Swapnil BalasahebRaskar, Sujit BalasahebRaskar, Subhadra Laxman Burde, Bhausahab Laxman Burde, Mohini Bhausahab Burde, Rutik Bhausahab Burde, Mayank Bhausahab Burde, Rahul Laxman Burde, Jyoti Rahul Burde, Sharvari Rahul Burde, Rudra Rahul Burde, Sangita Laxman Aher, Lakshmi Dattatraya Burde, Satish Dattatraya Burde, Vanada Satish Burde, Tanvi Satish Burde, Shivam Satish Burde, Sonali Dattatraya Burde, Archana Shekhar Raskar, Rupali Pradip Aher, Chandrakant Rangnath Burde, Alka Chandrakant Burde, Dinesh Chandrakant Burde, Shubhangi Dinesh Burde, Niraj Dinesh Burde, Ganesh Chandrakant Burde, Abhaya Ganesh Burde, Karush Ganesh Burde, Sarika Dinesh Dhadge, Surekha Popat Burde, Dilip Popat Burde, Manisha Dilip Burde, Swara Dilip Burde, Mahi Dilip Burde, Jyoti Sanjay Salunkhe, Hanumant Rangnath Burde, Jayashri Hanumant Burde, Pankaj Hanumant Burde, Gauri Dinesh Higane and Aarti Mangesh Gaikwad

Survey No. 18/7, to the extent of area admeasuring 00 H 15.75 R out of total area admeasuring 00 H 26 R, assessed at Rs. 01.75 Paise, situated at Village CharholiBudruk, Tal. Haveli, Dist. Pune.



The report reflecting the flow of the title of i) Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamhane, Sundanda Moreshwar Tamhane, Shubham Moreshwar Tamhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar ii) M/s. Keys Realty through its partner Ganesh Kantilal Kute, Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat iii) Lilabai Maruti Burde, Machindra Maruti Burde, Pushpalata Machindra Burde, Shivanand Machindra Burde, Ashwini Sivanand Burde (Ashwini BalashahebWaghule - Name after Marriage), Shilpa Prasad Raskar, Sunil Maruti Burde, Chitra Sunil Burde, Sindhu Vitthal Kalamkar, Dnyaneshwar Dasharath Burde, Vanitha Dnyaneshwar Burde, Kunal Dnyaneshwar Burde, Kajal Dnyaneshwar Kharpude, Rajendra Dashrath Burde, Reshma Rajendra Burde, Rutuja Rajendra Burde, Siddhesh

Rajendra Burde, Swapnil BalasahebRaskar, Sujit BalasahebRaskar, Subhadra Laxman Burde, Bhausahab Laxman Burde, Mohini Bhausahab Burde, Rutik Bhausahab Burde, Mayank Bhausahab Burde, Rahul Laxman Burde, Jyoti Rahul Burde, Sharvari Rahul Burde, Rudra Rahul Burde, Sangita Laxman Aher, Lakshmi Dattatraya Burde, Satish Dattatraya Burde, Vanada Satish Burde, Tanvi Satish Burde, Shivam Satish Burde, Sonali Dattatraya Burde, Archana Shekhar Raskar, Rupali Pradip Aher, Chandrakant Rangnath Burde, Alka Chandrakant Burde, Dinesh Chandrakant Burde, Shubhangi Dinesh Burde, Niraj Dinesh Burde, Ganesh Chandrakant Burde, Abhaya Ganesh Burde, Aarush Ganesh Burde, Sarika Dinesh Dhadge, Surekha Popat Burde, Dilip Popat Burde, Manisha Dilip Burde, Swara Dilip Burde, Mahi Dilip Burde, Jyoti Sanjay Salunkhe, Hanumant Rangnath Burde, Jayashri Hanumant Burde, Pankaj Hanumant Burde, Gauri Dinesh Higané and Aarti Mangesh Gaikwadon the respective properties enclosed herewith as annexure.

That M/s. Keys Realty through its partner Ganesh Kantilal Kute are having development rights in respect of properties mentioned in (i) and (iii) above.

Encl: Annexure.

Date: 18/07/2024.



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Advocate
(Stamp)

(E-mail Id: advrajeshjadhavoffice@gmail.com)

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

To,

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FLOW OF TITLE OF THE SAID PROPERTIES

1. i) Survey No. 18/5, total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, ii) Survey No. 18/7, total area admeasuring 00 H 26 R, assessed at Rs. 01.75 Paise, out of it area admeasuring 00 H 15.75 R; both the properties situated at village CharholiBudruk, Tal. Haveli, Dist, Pune, and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli (hereinafter referred as the said properties).
2. 7 /12 extracts / P.R. Card as on date of application for registration.

3. HISTORY RELATING SURVEY No. 18/5

That the property bearing Survey No. 18 Hissa No. 5 of village CharholiBudruk was owned by Rangnath Laxman Burde and his name was recorded in possessor column and name of Sadashiv Parshram Mahajan was recorded in other rights column of 7/12 extract from the year 1934-1935.

That as per the letter from office of Tahsildar, Haveli, Pune bearing No. ABHI/SR/2588/2024 dated 21/06/2024 the record of 7/12 extracts from the year 1930-1934 is not available.

Mutation Entry No. 1678 relates to phalninamuna 12 dated 14/08/1934. Survey No. 18 were given hissa numbers from 1 to 9. Accordingly Survey No. 18 Hissa No. 5 was allotted on the name of Rangnath Laxman Burde and his name was recorded in the record of 7/12 extract. Thus Rangnath Laxman Burde became owner of said property.

Mutation entry No. 2849 not provided

Mutation Entry No. 3991 shows that, Namdev Kondaji Burde expired on 20/09/1952 leaving behind him following legal heirs namely :-

1. Sopan Namdev Burde - Son,
2. VitthuKondaji Burde - Son

Accordingly after the demise of Namdev Kondaji Burde his name was deleted & the name of his legal heirs sons Sopan Namdev Burde and VitthuKondaji Burde being minor through his natural guardian Sopan Namdev Burde were recorded in the possessor column of the 7/12 extract of said property.

Mutation Entry No. 8121 is relating to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955. Accordingly area was converted from 00 Acres 27 Gunthas to 00 H 28 R.

Mutation Entry No. 8176 shows that Ganpat Sakharam Tamhane had purchased property bearing Survey No. 18/5 from Sopan Namdev Burde and VitthuKondaji Burde by registered Sale Deed on 06/08/1969. Accordingly the name of Ganpat Sakharam Tamhane was recorded in the possessor column of 7/12 extract and names of Sopan Namdev Burde and VitthuKondaji Burde were deleted from the record of 7/12 extract. Thus Ganpat Sakharam Tamhane became owner of property bearing Survey No. 18/5. The copy of said Sale Deed is not provided so only mutation entry is relied upon. The copy of Sale deed is not provided only mutation entry is relied upon.

Mutation entry No. 10723 shows that Village CharholiBudruk was divided into other new revenue villages by name Wadmukhwadi&Chovisavadi. The property bearing Survey No. 18/5 remained in village CharholiBudruk. Accordingly name of Ganpat Sakharam Tamhane was retained in possessor column of 7/12 extract and name of Sadashiv Parshram Mahajan was retained in other rights column of 7/12 extract.

Mutation entry No. 12514 shows that, Moreshwar Ramchandra Tamhane preferred an application stating that his grandfather i.e. Ganpat Sakharam Tamhane expired on 01/03/2003 and his father i.e. Ramchandra Ganesh Tamhane expired on 20/02/2003 leaving behind him following legal heirs namely:-

- | | | | |
|----|--------------------------------|---|-----------------|
| 1. | Sitabai Ramchandra Tamhane | - | Daughter in law |
| 2. | Moreshwar Ramchandra Tamhane | - | Grandson |
| 3. | Somnath Ramchandra Tamhane | - | Grandson |
| 4. | Santosh Ramchandra Tamhane | - | Grandson |
| 5. | Mirabai Pandurang Saykar | - | Grand daughter |
| 6. | Laxmibai Ganpat Tamhane | - | Widow Wife |
| 7. | Rakmabai Bhagwan Phule | - | Daughter |
| 8. | Krushnabai Shashikant Darshile | - | Daughter |

Accordingly after the demise of Ganpat Sakharam Tamhane his name was deleted & names of his above mentioned legal heirs were recorded in the possessor column of the 7/12 extract of the said property.

Mutation Entry No. 15141 shows that Sachin Digambar Burde had purchased area admesaruing 00 H 14 R from property bearing Survey No. 18/5 from Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamhane, Somnath Ramchandra Tamhane, Mirabai Pandurang Saykar, Laxmibai Ganpat Tamhane, Rakmabai Bhagwan Phule and Krushnabai Shashikant Darshile by registered Sale Deed. The said Sale deed was registered in the office of Sub Registrar Haveli at Serial No. 5478/2012 on 22/05/2012. Accordingly the name of Sachin Digambar Burde was recorded in the possessor column of 7/12 extract to the extent of area admeasuring 00 H 14 R. Thus Sachin Digambar Burde became owner of property bearing Survey No. 18/5 to the extent of area admeasuring 00 H 14 R. The copy of said Sale Deed is not provided so only mutation entry is relied upon. The copy of Sale deed is not provided only mutation entry is relied upon.

Mutation entry No. 23455 shows that, Sachin Digambar Burde had obtained loan on his area admeasuring 00 H 14 R from property bearing Survey No. 18/5 from Utkarsh Small Finance Bank Ltd. Pune by registered Mortgage Deed. The said Mortgage deed was registered in the office of Sub Registrar Haveli No. 20 at Serial No. 6163/2022 on 04/05/2022. Accordingly the name of Utkarsh Small Finance Bank Ltd. Pune was recorded in the other rights column of 7/12 extract of the said property.

Mutation entry No. 24438 shows that, Sachin Digambar Burde had obtained loan on his area admeasuring 00 H 14 R from property bearing Survey No. 18/5 from Utkarsh Small Finance Bank Ltd. Pune by registered Mortgage Deed. The said Mortgage deed was registered in the office of Sub Registrar Haveli No. 20 at Serial No. 4380/2023 on 20/03/2023. Accordingly the name of Utkarsh Small Finance Bank Ltd. Pune was recorded in the other rights column of 7/12 extract of the said property.





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Mutation entry No. 24624 shows that, Somnath Ramchandra Tamhane expired on 04/10/2020 leaving behind him following legal heirs namely :-

1. Rohini Somnath Tamhane - Widow Wife,
2. Sakshi Somnath Tamhane - Daughter
3. Rutuja Somnath Tamhane - Daughter

Accordingly after the demise of Somnath Ramchandra Tamhane his name was deleted & names of his above mentioned legal heirs were recorded in the possessor column of the 7/12 extract of the said property.

It is seen that Sachin Digambar Burde had repaid laon obtained from Utkarsh Small Finance Bank Ltd. Pune by registered Re-conveyance Deed. The said Re-conveyance Deed was registered in the office of Sub Registrar Haveli No. 20 at Serial No. 6814/2024 on 29/03/2024. The name of Utkarsh Small Finance Bank Ltd. Pune is to be deleted from the other rights column of 7/12 extract of the said property.

Mutation entry No. 24649 shows that, as per the order of Recovery officer, Government of Maharashtra, Through Prerna Co-operative Bank Ltd. Recovery Branch, Thergaon order bearing no. JAA/KRA/VAS/156/JAPTIAADESH/6(PPL-09)/284/2022-2023 dated 14/06/04, Abhijeet Arun Khedkar could not repay the loan. Accordingly the property of his guarantor i.e. Somnath Ramchandra Tamhane was attached for repayment of loan. Accordingly the said order was recorded in the other rights column of 7/12 extract of the said property.

Mutation entry No. 25356 shows that Rakmabai Bhagwan Phule had released area admeasuring 00 H 04.66 R, Krushnabai Shashikant Darshile had released area admeasuring 00 H 04.66 R and Sitabai Ramchandra Tamhane had released area admeasuring 00 H 00.93 R in favour of Moreshwar Ramchandra Tamhane by registered Release Deed. The said Release Deed was registered in the office of Sub Registrar Haveli No. 14 noted at Serial No. 5084/2024 on 06/03/2024. Accordingly the names of Rakmabai Bhagwan Phule, Krushnabai Shashikant Darshil and Sitabai Ramchandra Tamhane were deleted from the record of 7/12 extract and the name of Moreshwar Ramchandra Tamhane was retained in the record of 7/12 extract.

It is seen that Abhijeet Arun Khedkar had repaid the loan amount obtained from Prerna Co-operative Bank Ltd. on 03/07/2024. Accordingly Prerna Co-operative Bank Ltd. had issued NOC to Abhijeet Arun Khedkar. The remark of bank and attachment is required to be deleted.

It is seen that Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamhane, Sundanda Moreshwar Tamhane, Shubham Moreshwar Tamhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar had entrusted Development rights coupled with Power of Attorney in respect of Survey No. 18/5 area admeasuring 00 H 04.50 R in favour of M/s. Keys Realty through its partner Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 25 noted at Sr. No. 15689/2024 & 156890/2024 on 29/06/2024 respectively. That Sitabai Ramchandra Tamhane had

released all their rights, title and interest in respect of said property by registered Release Deed, Sitabai Ramchandra Tamhane has been added as party to the said agreement.

It is seen that Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamhane, Sundanda Moreshwar Tamhane, Shubham Moreshwar Tamhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar had entrusted Development rights coupled with Power of Attorney in respect of Survey No. 18/5 area admeasuring 00 H 04.50 R in favour of M/s. Keys Realty through its partner Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 25 noted at Sr. No. 15691/2024 & 156892/2024 on 29/06/2024 respectively. That Sitabai Ramchandra Tamhane had released all their rights, title and interest in respect of said property by registered Release Deed, Sitabai Ramchandra Tamhane has been added as party to the said agreement.

It is seen that Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamhane, Sundanda Moreshwar Tamhane, Shubham Moreshwar Tamhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar had entrusted Development rights coupled with Power of Attorney in respect of Survey No. 18/5 area admeasuring 00 H 04.50 R in favour of M/s. Keys Realty through its partner Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 25 noted at Sr. No. 15693/2024 & 156894/2024 on 29/06/2024 respectively. That Sitabai Ramchandra Tamhane had released all their rights, title and interest in respect of said property by registered Release Deed, Sitabai Ramchandra Tamhane has been added as party to the said agreement.

It is seen that Sachin Maruti Burde had executed Sale Deed coupled with Power of Attorney in respect of Survey No. 18/5 area admeasuring 00 H 14 R in favour of M/s. Keys Realty through its partner Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat. The said Sale Deed and Power of Attorney were registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 7482/2024 & 7482/2024 on 12/04/2024 respectively. The name of Sachin Maruti Burde is to be deleted and name of M/s. Keys Realty through its partner Ganesh Kantilal Kute is recorded in the record of 7/12 extract of property bearing Survey No. 18/5 for an admeasuring 00 H 14 R.

HISTORY RELATING TO SURVEY No. 18/7.

Mutation entry No. 1289 shows that Bala Dhaklu Burde had executed mortgage in favour of Dnyaneshar Ganpat Joshi on 31/07/1929. Accordingly name of Dnyaneshar Ganpat Joshi was recorded in other rights column of 7/12 extract.

Mutation Entry No. 1678 relates to phalninamuna 12 dated 14/08/1934. Survey No. 18 were given hissa numbers from 1 to 9. Accordingly Survey No. 18 Hissa No. 7 was allotted on the name of Bala Thakur Burde and his name was recorded in the record of 7/12 extract. Thus Bala Thakur Burde became owner of said property.

Mutation entry No. 1799 though reflecting on 7/12 extract is not related to this search property.

Mutation entry No. 2799 shows that Kalu Kondiba Patole and Narayan Khandu Patole had purchased property bearing Survey No. 18/7 from Bala Thakur Burde by registered Sale Deed on 08/01/1943. Accordingly the names of Kalu Kondiba Patole and Narayan Khandu Patole were recorded in the possessor column of 7/12 extract and name of Bala Thakur Burde was deleted from the record of 7/12 extract. Thus Kalu Kondiba Patole and Narayan Khandu Patole became owners of property bearing Survey No. 18/7. The copy of Sale deed is not provided only mutation entry is relied upon.





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Mutation entry No. 2817 shows that Bala Dhaklu Burde had repaid the loan amount to Dnyaneshar Ganpat Joshi as per decree in Civil Suit No. 979/1933 on 08/01/1943. Accordingly name of Dnyaneshar Ganpat Joshi was deleted from the other rights column of 7/12 extract. The copy of decree is not provided so only mutation entry is relied upon.

Mutation entry No. 3831 remark of tukda was recorded in other rights column of 7/12 extract.

Mutation Entry No. 8121 is relating to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955. Accordingly area was converted from 00 Acres 26 Gunthas to 00 H 26 R.

Mutation Entry No. 8840 shows that Kalu Kondiba Patole expired in the year 1939 or thereabout leaving behind him following legal heirs namely :-

- | | | |
|---------------------------|---|-------------|
| 1. Kisan Kalu Patole | - | Son, |
| 2. Pandurang Kalu Patole | - | Son, |
| 3. Anusayabai Kalu Patole | - | Widow Wife. |

Accordingly after the demise of Kalu Kondiba Patole his name was deleted & names of his above mentioned legal heirs were recorded in the record of the 7/12 extract of the said property.

Mutation entry No. 8844 shows that Rangnath Laxman Burde had purchased property bearing Survey No. 18/7 from Kisan Kalu Patole, Pandurang Kalu Patole, Anusayabai Kalu Patole and Narayan Khandu Patole by registered Sale Deed. The said Sale Deed was registered in the office of Haveli No. 2 noted at Serial No. 1000/1979 on 06/04/1979. Accordingly the name of Rangnath Laxman Burde was recorded in the possessor column of 7/12 extract and names of Kisan Kalu Patole, Pandurang Kalu Patole, Anusayabai Kalu Patole and Narayan Khandu Patole were deleted from the record of 7/12 extract. Thus Rangnath Laxman Burde became owner of property bearing Survey No. 18/7. The copy of objection is not required only mutation entry is relied upon.

Mutation entry No. 10723 shows that Village CharholiBudruk was divided into other new revenue villages by name Wadmukhwadi&Chovisavadi. The property bearing Survey No. 18/7 remained in village CharholiBudruk. Accordingly name of Rangnath Laxman Burde was recorded in possessor column of 7/12 extract and remark of Tukda was recorded in other rights column of 7/12 extract.

Mutation entry No. 14337 shows that, Rangnath Laxman Burde expired on 19/02/1982 leaving behind him following legal heirs namely :-

- | | | |
|-------------------------------|---|------------------|
| 1. Dattatraya Rangnath Burde | - | Son, |
| 2. Chandrakant Rangnath Burde | - | Son, |
| 3. Hanumant Rangnath Burde | - | Son, |
| Maruti Rangnath Burde | - | Deceased Son, |
| 4. Machindra Maruti Burde | - | Grand Son, |
| 5. Sunil Maruti Burde | - | Grand Son, |
| 6. Sindubai Vitthal Kalamakar | - | Grand Daughter, |
| 7. Leelabai Maruti Burde | - | Daughter in Law, |
| Dashrath Rangnath Burde | - | Deceased Son, |
| 8. Dnyaneshwar Dashrath Burde | - | Grand Son, |
| 9. Rajendra Dashrath Burde | - | Grand Son |
| 10. IndubaiBalasahebRaskar | - | Grand Daughter, |

11. Muktabai Dashrath Burde	-	Daughter in Law,
Laxman Rangnath Burde	-	Deceased Son
12. Bhausahab Laxman Burde	-	Grand Son,
13. Rahul Laxman Burde	-	Grand Son,
14. Sangeeta Laxman Aher	-	Grand Daughter,
15. Subhadra Laxman Burde	-	Daughter in law,
Popat Rangnath Burde	-	Deceased Son
16. Dilip Popat Burde	-	Grand Son,
17. Jyoti Sanjay Salunke	-	Grand Daughter,
18. Surekha Popat Burde	-	Daughter in law.
19. Muktabai Anant Bhujbal	-	Daughter,
20. Parvatabi Kaluram Tamhane	-	Daughter.

Accordingly after the demise of Rangnath Laxman Burde his name was deleted & names of his above mentioned legal heirs were recorded in the possessor column of the 7/12 extract of the said property.

It is seen that Balaji Promoters and Developers through its partners Manjunath V. Naik and Dilip Sohanraj Jain with the consent of Jamir Nadiralli Inamdar had agreed to purchase area admeasuring 00 H 10.25 R i.e. 1025 Sq. mtrs. (which area was affected under road widening of PCMC) from Leelabai Maruti Burde and others by registered Agreement to Sale coupled with Power of Attorney. The said Agreement to Sale were registered in the office of Sub Registrar Haveli No. 05 noted at Serial No.822/2012 on 01/2012.

Mutation entry No. 15598 shows that area admeasuring 1025 sq. mtrs., which was affecting under 30.00 meters wide road was taken in possession by PCMC vide Possession Deed. The said Possession Deed executed by Dattatraya Rangnath Burde and others through their Power of Attorney holders Balaji Promoters and Developers through its partners Manjunath V. Naik and Dilip Sohanraj Jain which was registered in the office of Sub Registrar Haveli No. 05 noted at Sr. No. 4844/2013 dated 12/06/2013. Accordingly the name of PCMC was recorded in the record of 7/12 extract of the said property for an area admeasuring 00 H 10.25 R i.e. 1025 sq. mtrs. and said area was deducted from the property of Dattatray Rangnath Burde and others. Therefore area admeasuring 00 H 15.75 R remained with Dattatray Rangnath Burde and others.

Mutation entry No. 18635 relates to rectification of computerized 7/12 extracts.

Mutation entry No. 23910 shows that, Indubai Balasaheb Raskar expired on 28/06/2020 leaving behind her following legal heirs namely :-

1. Swapnil Balasaheb Raskar	-	Son,
2. Sujit Balasaheb Raskar	-	Son.



Accordingly after the demise of Indubai Balasaheb Raskar her name was deleted & names of her above mentioned legal heirs were recorded in the possessor column of the 7/12 extract of the said property.

Mutation entry No. 24748 shows that, Dattatraya Rangnath Burde expired on 02/10/2021 leaving behind him following legal heirs namely :-

1. Laxmi Dattatray Burde	-	Widow wife,
2. Satish Dattatray Burde	-	Son,
3. Archana Shekhar Raskar	-	Daughter,
4. Rupali Pradeep Raskar	-	Daughter,
5. Sonali Dattatray Burde	-	Daughter.

Accordingly after the demise of Dattatraya Rangnath Burde his name was deleted & names of his above mentioned legal heirs were recorded in the possessor column of the 7/12 extract of the said property.



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Notice / Reply
Regd. A.D. / U.C.P.

It is seen that Lilabai Maruti Burde, Machindra Maruti Burde, Pushpalata Machindra Burde, Shivanand Machindra Burde, Ashwini Sivanand Burde (Ashwini BalashahebWaghule - Name after Marriage), Shilpa Prasad Raskar, Sunil Maruti Burde, Chitra Sunil Burde, Sindhu Vitthal Kalamkar, Dnyaneshwar Dasharath Burde, Vanitha Dnyaneshwar Burde, Kunal Dnyaneshwar Burde, Kajal Dnyaneshwar Kharpude, Rajendra Dashrath Burde, Reshma Rajendra Burde, Rutuja Rajendra Burde, Siddhesh Rajendra Burde, Swapnil BalasahebRaskar, Sujit BalasahebRaskar, Subhadra Laxman Burde, Bhausaheb Laxman Burde, Mohini Bhausaheb Burde, Rutik Bhausaheb Burde, Mayank Bhausaheb Burde, Rahul Laxman Burde, Jyoti Rahul Burde, Sharvari Rahul Burde, Rudra Rahul Burde, Sangita Laxman Aher, Lakshmi Dattatraya Burde, Satish Dattatraya Burde, Vanada Satish Burde, Tanvi Satish Burde, Shivam Satish Burde, Sonali Dattatraya Burde, Archana Shekhar Raskar, Rupali Pradip Aher, Chandrakant Rangnath Burde, Alka Chandrakant Burde, Dinesh Chandrakant Burde, Shubhangi Dinesh Burde, Niraj Dinesh Burde, Ganesh Chandrakant Burde, Abhaya Ganesh Burde, Aarush Ganesh Burde, Sarika Dinesh Dhadge, Surekha Popat Burde, Dilip Popat Burde, Manisha Dilip Burde, Swara Dilip Burde, Mahi Dilip Burde, Jyoti Sanjay Salunkhe, Hanumant Rangnath Burde, Jayashri Hanumant Burde, Pankaj Hanumant Burde, Gauri Dinesh Higane and Aarti Mangesh Gaikwad had entrusted Development rights coupled with Power of Attorney in respect of Survey No. 18/5 area admeasuring 00 H 15.95 R i.e. 1575 Sq. mtrs. in favour of M/s. Keys Realty through its partner Ganesh Kantilal Kute. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 25 noted at Sr. No. 13321/2024 & 13322/2024 on 01/06/2024 respectively.

COMMON HISTORY

It is seen that owners had obtained Demarcation certificate from the office of Deputy Superintendent of Land Records, Pune bearing No. 12304/2024 on 12/06/2024 required.

It is seen that owners had obtained D.P. Opinion from the office of PCMC bearing No. NARVI/KAVI/Charholi/Te.Kr.30/102/2024 on 15/07/2024.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Sitabai Ramchandra Tamhane, Moreshwar Ramchandra Tamhane, Sundanda Moreshwar Tamhane, Shubham Moreshwar Tamhane, Rohini Somnath Tamhane, Sakshi Somnath Tamhane (Sakshi Shubham Waghule-Name after marriage), Rutuja Somnath Tamhane (Rutuja Yogesh Kashid- Name after marriage) and Rukmani alias Mirabai Pandurang Saykar are the owners of property bearing Survey No. 18/5, to the extent of area admeasuring 00 H 14 R out of total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, situated at Village CharholiBudruk, Tal. Haveli, Dist. Pune.

B) M/s. Keys Realty through its partner Ganesh Kantilal Kute are having development rights in respect of property owned by above owners through joint development agreement registered at serial no. 15689 on 23/06/2024.

C) M/s. Keys Realty through its partner Ganesh Kantilal Kute, Ganesh Kantilal Kute, Amol Maruti Marne, Sohan Vijay Saste and Sonali Manoj Alhat are the owners of property bearing Survey No. 18/5, to the extent of area admeasuring 00 H 14 R out of total area admeasuring 00 H 28 R, assessed at Rs. 01.69 Paise, situated at Village CharholiBudruk, Tal. Haveli, Dist. Pune. Vide sale deed registered at serial no. 7482 on 3rd April 2024

D) Lilabai Maruti Burde, Machindra Maruti Burde, Pushpalata Machindra Burde, Shivanand Machindra Burde, Ashwini Sivanand Burde (Ashwini BalashahebWaghule - Name after Marriage), Shilpa Prasad Raskar, Sunil Maruti Burde, Chitra Sunil Burde, Sindhu Vitthal Kalamkar, Dnyaneshwar Dasharath Burde, Vanitha Dnyaneshwar Burde, Kunal Dnyaneshwar Burde, Kajal Dnyaneshwar Kharpude, Rajendra Dashrath Burde, Reshma Rajendra Burde, Rutuja Rajendra Burde, Siddhesh Rajendra Burde, Swapnil BalasahebRaskar, Sujit BalasahebRaskar, Subhadra Laxman Burde, Bhausahab Laxman Burde, Mohini Bhausahab Burde, Rutik Bhausahab Burde, Mayank Bhausahab Burde, Rahul Laxman Burde, Jyoti Rahul Burde, Sharvari Rahul Burde, Rudra Rahul Burde, Sangita Laxman Aher, Lakshmi Dattatraya Burde, Satish Dattatraya Burde, Vanada Satish Burde, Tanvi Satish Burde, Shivam Satish Burde, Sonali Dattatraya Burde, Archana Shekhar Raskar, Rupali Pradip Aher, Chandrakant Rangnath Burde, Alka Chandrakant Burde, Dinesh Chandrakant Burde, Shubhangi Dinesh Burde, Niraj Dinesh Burde, Ganesh Chandrakant Burde, Abhaya Ganesh Burde, Aarush Ganesh Burde, Sarika Dinesh Dhadge, Surekha Popat Burde, Dilip Popat Burde, Manisha Dilip Burde, Swara Dilip Burde, Mahi Dilip Burde, Jyoti Sanjay Salunkhe, Hanumant Rangnath Burde, Jayashri Hanumant Burde, Pankaj Hanumant Burde, Gauri Dinesh Higanee and Aarti Mangesh Gaikwadare the owners of property bearing Survey No. 18/7, to the extent of area admeasuring 00 H 15.75 R out of total area admeasuring 00 H 26 R, assessed at Rs. 01.75 Paise, situated at Village CharholiBudruk, Tal. Haveli, Dist. Pune.

E)M/s. Keys Realty through its partner Ganesh Kantilal Kute are having development rights in respect of property owned by above owners through joint development agreement registered at serial no. 13321 on 30/05/2024.

4. Search report for 30 years from 1995 till 2024 taken from Sub-Registrar' office at Haveli No. 1 to 27Pune.

5. Any other relevant title: No

6. Litigations if any: No

Date:18/07/2024.



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(Stamp)

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KISHOR N. PATIL

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