



CHALLAN
MTR Form Number-6



GRN	MH012490469202223P	BARCODE			Date	21/12/2022-11:27:39	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		ADV KISHOR N PATIL			
HVL1_HAVELI NO1 SUB REGISTRAR									
Location				Flat/Block No.		KALEWADI			
PUNE									
Year				Premises/Building					
2022-2023 One Time									
Account Head Details			Amount in Rs.		Road/Street				
0030072201 SEARCH FEE			750.00		PIMPRI				
				Area/Locality		PUNE			
				Town/City/District					
				PIN		4 1 1 0 1 7			
				Remarks (If Any)					
				Survey No 68/1 68/2 HAVING CTS No 689 691 to 699 Pimple Saudagar Pune					
				Amount in		Seven Hundred Fifty Rupees Only			
				Words					
				750.00					
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		100C0502022122101165	0615490977627
Cheque-DD Details				Bank Date		RBI Date		21/12/2022-11:27:48	Not Verified with RBI
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									



Department ID : Mobile No : 9860254785
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 चदर चदल "दरु ऑफ डेदर" गदरु ननुद करणरसरुीच लरु गदरु. इदर करणरसरुी कलरु नुदरुणी न कदरुवरुदरु दरुवरुसरुी लरु गदरु.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006188658202223	21/12/2022-11:35:04	IGR002	525.00
Total Defacement Amount					525.00



MH012490469202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Dec 2022	Receipt	Receipt no.: 1112690207
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist :Pune Village :Pimpale Saudagar S.No/CTS No/G.No. : 68
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH012490469202223P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan,		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosn.gov.in/challan/views/frnSearchChallanWithOutReg.php '.		



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CHALLAN
MTR Form Number-6



GRN	MH012490925202223P	BARCODE			Date	21/12/2022-11:31:09	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	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV KISHOR N PATIL			
Location	PUNE			Flat/Block No.	KALEWADI			
Year	2022-2023 One Time			Premises/Building	KALEWADI			
Account Head Details	Amount In Rs.		Road/Street	PIMPRI				
0030072201 SEARCH FEE	750.00		Area/Locality	PUNE				
			Town/City/District	PUNE				
			PIN	4 1 1 0 1 7				
			Remarks (If Any)	Survey No 69/1 69/2 HAVING CTS No 689 691 to 699 Pimple Saudagar Pune				
			Amount In	Seven Hundred Fifty Rupees Only				
	750.00		Words					
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	10000502022122101213	8838769864827		
Name of Bank			Bank Date	RBI Date	21/12/2022-11:31:25	Not Verified with RBI		
Name of Branch			Bank-Branch	SBIEPAY PAYMENT GATEWAY				
			Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9960254785

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खदर चलान "रद्दप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006188791202223	21/12/2022-11:38:47	IGR002	525.00
Total Defacement Amount					525.00



MH012490925202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Dec 2022	Receipt	Receipt no.: 1112690222
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist : Pune Village : Pimpale Saudagar S.No/CTS No/G.No. : 69
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no 'MH012490925202223P'		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php '.		



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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-1105, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

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



SEARCH AND TITLE REPORT

I am instructed by M/S. SUKHWANI RAMCHANDANI LLP, Through its Partner GHANSHYAM JANGALDAS SUKHWANI and SANJAY GOBINDRAM RAMCHANDANI, O/at.- 32, Sukhwani Chambers, Station Road, Pimpri, Pune - 411018, to take search and give report of the properties mentioned herein below and issue title certificate.

SCHEDULE OF THE PROPERTIES

All the piece and parcel of properties bearing.....

i. Survey No. 68, Hissa No. 1, area admeasuring 01 H 64 R, assessed at Rs. 11.63 Paise, out of it area admeasuring 00 H 11.06 R i.e. 1106.69 Sq. Mtrs., assessed at Rs. 0.78 Paise

ii. Survey No. 69, Hissa No. 1, area admeasuring 01 H 92 R, assessed at Rs. 14.06 Paise, out of it area admeasuring 00 H 15.71 R i.e. 1571.52 Sq. Mtrs., assessed at Rs. 1.15 Paise,

iii. Survey No. 68, Hissa No. 2, area admeasuring 00 H 30 R, assessed at Rs. 2.12 Paise, out of it area admeasuring 00 H 02.01 R i.e. 201.50 Sq. Mtrs., assessed at Rs. 1.15 Paise,

iv. Survey No. 69, Hissa No. 2, area admeasuring 00 H 30 R, assessed at Rs. 2.19 Paise, out of it area admeasuring 00 H 06.01 R i.e. 601.00 Sq. Mtrs., assessed at Rs. 0.14 Paise,

alongwith rights of balance road FSI to be consume over the above properties area admeasuring 2520.28 Sq. mtrs.

v. Survey No. 68, Hissa No. 1, area admeasuring 01 H 64 R, assessed at Rs. 11.63 Paise, out of it area admeasuring 00 H 10.82125 R i.e. 1082.125 Sq. Mtrs., assessed at Rs. 1.04 Paise

vi. Survey No. 69, Hissa No. 1, area admeasuring 01 H 92 R, assessed at Rs. 14.06 Paise, out of it area admeasuring 00 H 11.42125 R i.e. 1142.125 Sq. Mtrs., assessed at Rs. 1.12 Paise,

alongwith rights of balance road FSI to be consume over the above properties area admeasuring 775.75 Sq. mtrs.

That as per 7/12 extract of Survey No. 68/1 area is recorded as 21.88 R assessed at Rs. 1.55 Paise

That as per 7/12 extract of Survey No. 69/1 area is recorded as 27.13 R assessed at Rs. 1.99 Paise,

Which are commonly bounded as under:

- On or towards East : By 12 mtr. Road.
On or towards West : By PCMC Garden.
On or towards North : By Palm Breeze Housing Society.
On or towards South : By 18 mtr. Road

having corresponding CTS No. 689, 691, 692, 693, 694, 695, 696, 697, 698 and 699 situated at village Pimple Saudagar, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

THE DOCUMENTS PERUSED

M/S. SUKHWANI RAMCHANDANI LLP, Through its Partner GHANSHYAM JANGALDAS SUKHWANI and SANJAY GOBINDRAM RAMCHANDANI,, O/at.- 32, Sukhwani Chambers, Station Road, Pimpri, Pune - 411018, has provided me following documents for search of the said Properties.

1. Copy of 7/12 extracts(1964-2022).
2. Copy of Mutation Entries.
3. Copy of Sale Deeds.
4. Copy of Development Agreement.
5. Copy of Demarcations.
6. Copy of NA order.
7. Copy of Environment Clearance Certificate.
8. Copy of Commencement Certificate.
9. Copy of D.P. Opinion.
10. Copy of Partition Deed.
11. Copy of Confirmation Deed.
12. Copy of Power of Attorney.

That I have carried out extensive Search in respect of the said property in the office of Sub-Registrar, Haveli for last 30 years i.e. from 1993 to 2022 till today and found following information.

Mutation entry No. 1278 shows that name of Govind Gurudayal Mahanubhav is declared as hallow and his name was deleted from 7/12 extract and names of Shankar and Baban Murhaji Kate was recorded in the record of 7/12 extracts of Survey No. 68, 69 and other properties.





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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.

Mutation entry No. 1317 shows that Dhondiba Yesu Kate expired on 12/09/1965 leaving him following legal heirs.

- i. Rangnath Dhondiba Kate - Son
- ii. Krushnabai Pandurang Kolte - Daughter

After the death of Dhondiba Yesu Kate his name was deleted from 7/12 extract and the names of above legal heirs were recorded in the record of 7/12 extract upto the share of 12 Anna.

Mutation entry No. 1396 shows that Baban Murhaji Kate sold his 2 anna share to one Bhagwant Shankar Kate in respect of properties bearing Survey No. 68 and 69 by registered Sale Deed on 26/05/1967. Accordingly the name of Bhagwant Shankar Kate was recorded in the record of 7/12 extract and the name of Baban Murhaji Kate was deleted from the record of 7/12 extract. Thus Bhagwant Shankar Kate became owner to the extent of share purchased. The copy of Sale Deed is not provided for perusal so only mutation entry is relied.

Mutation entry No. 1635 shows as per the application and order of Tahsildar, Haveli bearing No. TAHAO/2766/84 dated 17/11/1984 share or annewari was recorded in respect of property bearing Survey No. 68, 69 and other properties. The share or annewari in respect of the said properties as under.:

- i. Rangnath Dhondiba Kate and
Krushnabai Pandurang Kolte - 04 Annas.
- ii. Nathu Bhau Kate and Bajirao Bhau Kate - 04 Annas.
- iii. Dattu Mahadu Kate - 04 Annas.
- iv. Shankar Murhaji Kate - 02 Annas.
- v. Bhagwant Shankar Kate - 02 Annas.

Mutation entry No. 1661 shows that Bajirao Bhau Kate expired on 24/07/1974 leaving behind him Gaubai Bajirao Kate (widow wife) as his only legal heir. Accordingly the name of Bajirao Bhau Kate was deleted from 7/12 extract and name of Gaubai Bajirao Kate was recorded in the record of 7/12 extract to the extent of his share.

Mutation entry No. 1662 shows that Gaubai Bajirao Kate sold her 2 anna share to one Sudam Nathu Kate in respect of properties bearing Survey No. 68, 69 and other properties by registered Sale Deed on 08/08/1984. Accordingly the name of Sudam Nathu Kate was recorded in the record of 7/12 extract and the name of Gaubai Bajirao Kate was deleted from the record of 7/12 extract. Thus Sudam Nathu Kate became owner to the extent of share purchased. The copy of Sale Deed is not provided for perusal so only mutation entry is relied.



Mutation entry No. 1757 shows that Krushnabai Pandurang Kolte had filed R.C.S. No. 1899/82 in the court of Hon'ble Civil Judge Junior Division, Pimpri and Civil Suit No. 316/1989 in the Civil Court, Pimpri against Rangnath Dhondiba Kate. As per the Compromise Purshis and as per the order of Tahsildar, Haveli, Pune bearing No. TAHSO/61/90 dated 16/01/1990 Survey No. 68 and 69 were parted among themselves as below:

- i. Survey No. 68/1 area admeasuring 01 H 64 R came to the share of Rangnath Dhondiba Kate.
- ii. Survey No. 68/2 area admeasuring 00 H 30 R came to the share of Krushnabai Pandurang Kolte.
- iii. Survey No. 69/1 area admeasuring 01 H 92 R came to the share of Rangnath Dhondiba Kate.
- iv. Survey No. 69/2 area admeasuring 00 H 30 R came to the share of Krushnabai Pandurang Kolte.

Accordingly their names were recorded in the record of 7/12 extract.

Mutation entry No. 2343 shows that Shankar Murhaji Kate expired on 11/04/1977 leaving him following legal heirs.

- | | | |
|----------------------------------|---|-----------------|
| i. Pandit Shankar Kate | - | Son |
| Bhagwant Shankar Kate (Deceased) | - | Son |
| ii. Pramod Bhagwant Kate | - | Grandson |
| iii. Shamkant Bhagwant Kate | - | Grandson |
| iv. Sanjeevani Vijay Kolte | - | Grand daughter |
| v. Sangita Patil Waghere | - | Grand daughter |
| vi. Pushpabai Bhagwant Kate | - | Daughter-in-law |
| vii. Muktabai Bhagwant Kate | - | Daughter-in-law |
| viii. Chabubai Kisan Waghere | - | Daughter |
| ix. Manjulabai Vasant Padale | - | Daughter |

After the death of Shankar Murhaji Kate his name was deleted from 7/12 extract and the names of above legal heirs were recorded in the record of 7/12 extract to the extent of his share. It is seen in remark column of mutation entry that Chabubai Kisan Waghere and Manjulabai Vasant Padale had released their respective rights from the said properties and other properties by executing Release Deed. The said Release Deed was registered in the office Sub Registrar Haveli No. 5 at Serial No. 742/1999 on 02/02/1999. The copy of Release Deed is not provided for perusal so only mutation entry is relied.

Mutation entry No. 2344 shows that Bhagwant Shankar Kate expired on 01/02/1992 leaving him following legal heirs.

- | | | |
|-----------------------------|---|-------------|
| i. Pramod Bhagwant Kate | - | Son, |
| ii. Shamkant Bhagwant Kate | - | Son, |
| iii. Sanjeevani Vijay Kolte | - | Daughter, |
| iv. Sangita Patil Waghere | - | Daughter, |
| v. Papubai Bhagwant Kate | - | Widow wife, |
| vi. Muktabai Bhagwant Kate | - | Widow wife. |





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

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

After the death of Bhagwant Shankar Kate his name was deleted from 7/12 extract and the names of above legal heirs were recorded in the record of 7/12 extract to the extent of his share. It is seen in remark column of mutation entry that Chabubai Kisan Waghare and Manjulabai Vasant Padale had released their respective rights from the said properties and other properties by executing Release Deed. The said Release Deed was registered in the office Sub Registrar Haveli No. 5 at Serial No. 742/1999 on 02/02/1999.

Mutation entry No. 2646 shows that Dattu Mahadev Kate, Laxmibai Dattu Kate, Prabhakar Dattu Kate, Arjun Dattu Kate, Balu Dattu Kate, Meena Subhanrao Kalate and Janabai Rajaram Kasare through their Power of Attorney Holder Gobindram Ramchandani had sold area admeasuring 346.64 Sq. Mtrs. to one Abhijeet Vijay Panganti in respect of property bearing Survey No. 68/1 by registered Sale Deed on 15/03/2001. Accordingly the name of Abhijeet Vijay Panganti was recorded in the record of 7/12 extract to the extent of area purchased. Thus Abhijeet Vijay Panganti became owner to the extent of area purchased. The copy of Sale Deed is not provided for perusal so only mutation entry is relied.

Mutation entry No. 2722 shows a correction deed was executed between Dattu Mahadev Kate, Laxmibai Dattu Kate, Prabhakar Dattu Kate, Arjun Dattu Kate, Balu Dattu Kate, Meena Subhanrao Kalate and Janabai Rajaram Kasare through their Power of Attorney Holder Govind Ram Ramchandani and Abhijeet Vijay Panganti in respect of Sale Deed dated 15/03/2001. The copy of Correction Deed is not provided for perusal so only mutation entry is relied.

Mutation entry No. 2923 shows that Rangrath Dhondiba Kate, Nathu Bhau Kate, Sudam Nathu Kate, Pandit Shankar Kate, Pramod Bhagwant Kate, Shamkant Bhagwant Kate, Papubai Bhagwant Kate, Muktabai Bhagwant Kate, Sangita Patil Waghare, Sanjeevani Vijay Kolte, Baban Murheji Kate, Dattu Mahadu Kate and Krushnabai Pandurang Kolte had parted properties bearing Survey No. 68/1, 68/2, 69/1 and 69/2 among themselves by registered Partition Deed. The said Partition Deed was registered in the office of Sub Registrar Haveli No. 5 at Serial No. 1706/2003 on 20/03/2003. As per the Partition Deed and as per the order passed in case 156/2003 dated 05/08/2003 passed by the Tahsildar, Haveli following names were recorded in the record of 7/12 extract.

i. Survey No. 68/1 and 69/2 area admeasuring 30 R in each came to share of Krushnabai Pandurang Kolte



ii. Survey No. 68/1 area admeasuring 47.30 R came to share of Nathu Bhau Kate, Sudam Nathu Kate, Shivaji Nathu Kate, Kisan Nathu Kate, Tanaji Nathu Kate and Latabai Bhivaji Kate.

iii. Survey No. 68/1 area admeasuring 47.30 R and Survey No. 69/1 area admeasuring 56.60 R came to share of Pandit Shankar Kate, Pramod Bhagwant Kate, Papubai Bhagwant Kate, Shankant Bhagwant Kate, Muktabai Bhagwant Kate, Sanjeevani Vijay Kolte and Sangita Patil Waghere. That Pandit Shankar Kate and Baban Murhaji Kate were having 8 Anna Share each.

iv. Survey No. 68/1 area admeasuring 47.30 R and Survey No. 69/1 area admeasuring 56.60 R came to share of Dattu Mahadu Kate.

v. Survey No. 69/1 area admeasuring 56.60 R came to share of Nathu Bhau Kate, Sudam Nathu Kate, Shivaji Nathu Kate, Kisan Nathu Kate, Tanaji Nathu Kate and Latabai Bhivaji Kate.

vi. iii. Survey No. 68/1 area admeasuring 22 R and Survey No. 69/1 area admeasuring 22 R came to share of Rangnath Dhondiba Kate.

The copy of order is not provided for perusal so only mutation entry is relied.

It is seen that Rangnath Dhondiba Kate and others had granted development rights in respect of area admeasuring 3,435.85 Sq. mtrs. from Survey No. 68/1 and 3,964.10 Sq. mtrs. from Survey No. 69/1 total area admeasuring 7400 Sq. mtrs, Krushnabai Pandurang Kolte granted development rights in respect of area admeasuring 1,501.49 Sq. mtrs. from Survey No. 68/2 and 1,498.50 Sq. mtrs. from Survey No. 69/2 total area admeasuring 3000 Sq. mtrs., Dattu Mahadu Kate and others had granted development rights in respect of area admeasuring 1429.47 Sq. mtrs. from Survey No. 68/1 and 1571.42 Sq. mtrs. from Survey No. 69/1 total area admeasuring 3000 Sq. mtrs, Pandit Shankar Kate and others had granted development rights in respect of area admeasuring 4,854.81 Sq. mtrs from Survey No. 68/1 and 5,545.57 Sq. mtrs. from Survey No. 69/1 total area admeasuring 10,400.38 Sq. mtrs to M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani by registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 5 at Serial No. 6925/2003 and 6926/2003 on 14/10/2003.

It is seen that Nathu Bhau Kate, Sudam Nathu Kate, Shivaji Nathu Kate, Lata Bhivaji Kate, Kisan Nathu Kate, Tanaji Nathu Kate, Kusum Sudam Kate, Sambhaji Sudam Kate for himself and being natural guardian father of Nikhil Sambhaji Kate and Yogesh Sambhaji Kate, Suvarna Sambhai Kate, Nikhil Sambhaji Kate, Yogesh Sambhaji Kate, Rajendra Sudam Kate, (for himself and being natural guardian father of Gauri Rajendra Kate, Puja Rajendra Kate, Yash Rajendra Kate), Vaishali Rajendra Kate, Sanjay Sudam Kate (for himself and being natural guardian





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father of Srushti Sanjay Kate), Ashwini Sanjay Kate, Shobha Shivaji Kate, Popat Shivaji Kate, Pradnya Popat Kate, Kailas Shivaji Kate, Manisha Pravin Rasal, Reshma Bhivaji Kate, Rohini Bhivaji Kate, Baby Kisan Kate, Chandrakant Kisan Kate, Nandkumar Kisan Kate, Dipali Dilip Mukase, Shaila Tanaji Kate and Akshay Tanaji Kate had granted development rights for area admeasuring 47.32 R from Survey No. 68/1 and area admeasuring 56.64 R from Survey No. 69/1 in favour of M/s. Srishtee's Preet Homes through its Partner Vijay Thakurdas Gidwani, Gobindram Bachomal Ramchandani, Kishore Purshottam Mulchandani, Sunil Mewalmal Moolchandani, Ramdas Bhagwandas Peswani, Naresh Thakurdas Gidwani, Karan Kishan Kulchandani, Haresh Mewalmal Moolchandani and Sanjay Gobindram Ramchandani by registered Development Agreement coupled with Power of Attorney. The said Development Agreement and Power of Attorney were registered in the office of Sub Registrar Haveli No. 17 at Serial No. 3508/2006 and 3509/2006 on 02/05/2006.

It seen that Rupali Avinash Sane had executed Deed of Confirmation coupled with Power of Attorney in respect of Development Agreement dated 02/05/2006. The said Deed of Confirmation and Power of Attorney were registered in the office of Sub Registrar Haveli No. 17 at Serial No. 3544/2006 and 3545/2006 on 03/05/2006.

Mutation entry No. 3390 shows that M/s. Srishtees Preet Homes through its Partner Vijay Thakurdas Gidwani, Gobindram Bachomal Ramchandani, Kishore Purshottam Moolchandani, Sunil Mewalmal Moolchandani, Ramdas Bhagwandas Peswani, Naresh Thakurdas Gidwani, Karan Kishan Kulchandani, Haresh Mewalmal Moolchandani, and Sanjay Gobindram Ramchandani had purchased area admeasuring 47.32 R from Survey No. 68/1 and area admeasuring 56.64 R from Survey No. 69/1 from Nathu Bhau Kate, Sudam Nathu Kate, Shivaji Nathu Kate, Lata Bhivaji Kate, Kisan Nathu Kate, Tanaji Nathu Kate, Kusum Sudam Kate, Sambhaji Sudam Kate for himself and being natural guardian father of Nikhil Sambhaji Kate and Yogesh Sambhaji Kate, Suvarna Sambhai Kate, Nikhil Sambhaji Kate, Yogesh Sambhaji Kate, Rajendra Sudam Kate, (for himself and being natural guardian father of Gauri Rajendra Kate, Puja Rajendra Kate, Yash Rajendra Kate), Vaishali Rajendra Kate, Sanjay Sudam Kate (for himself and being natural guardian father of Surshti Sanjay Kate), Ashvini Snjay Kate, Shobha Shivaji Kate, Popat Shivaji Kate, Pradnya Popat Kate, Kailas Shivaji Kate, Manisha Pravin Rasal, Rupali Avinash Sane, Reshma Bhivaji Kate, Rhoini Bhivaji Kate, Baby Kisan Kate, Chandrakant Kisan Kate, Nandkumar Kisan Kate, Dipali Dilip Mungase, Shaila Tanaji Kate, Akshay Tanaji Kate, Aditya Tanaji Kate, Subhadrabai Dashrath Kalapure through their Power of Attorney Holder M/s.



Srishtees Preet Homes by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 15 at Serial No. 9452/2007 on 19/12/2007. Accordingly the names of M/s. Srishtees Preet Homes through its Partner Vijay Thakurdas Gidwani, Gobindram Bachomal Ramchandani, Kishore Purshottam Mulchandani, Sunil Mewalmal Moolchandani, Ramdas Bhagwandas Peswani, Naresh Thakurdas Gidwani, Karan Kishan Kulchandani, Haresh Mewalmal Mulchandani, and Sanjay Gobindram Ramchandani were recorded in the record of 7/12 extracts. Thus M/s. Srishtees Preet Homes through its Partner Vijay Thakurdas Gidwani, Gobindram Bachomal Ramchandani, Kishore Purshottam Mulchandani, Sunil Mewalmal Moolchandani, Ramdas Bhagwandas Peswani, Naresh Thakurdas Gidwani, Karan Kishan Kulchandani, Haresh Mewalmal Mulchandani, and Sanjay Gobindram Bachomal Ramchandani became owners to the extent of area purchased.

Mutation entry No. 4218 M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani had purchased area admeasuring 11.06 R from Survey No. 68/1, area admeasuring 15.71 R from Survey No. 69/1 from Dattoba Mahadu Kate, Prabhakar Dattoba Kate, Ranjana Prabhakar Kate, Babasaheb Prabhakar Kate, Sarika Prabhakar Kate, Arjun Dattoba Kate, Yashoda Arjun Kate, Vinayak Arjun Kate, Balasaheb Dattoba Kate for himself and being natural guardian of Krishna Balasaheb Kate, Tarabai Balasaheb Kate, Meena Subhashrao Kalate, Janabai Rajendra Kasale through their Power of Attorney Holder M/s. Sukhwani Developer through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani and area admeasuring 02.015 R i.e. 201.50 Sq. mtrs. from Survey No. 68/2, area admeasuring 06.01 R i.e. 601 Sq. mtrs. from Survey No. 69/2 from Krishnabai Pandurang Kolte, Vijay Pandurang Kolate for himself and being natural guardian of Dipti Vijay Kolte, Sanjivani Vijay Kolate, Rakesh Vijay Kolte, Deepak Pandurang Kolte, Nanda Deepak Kolate, Ranjana Kondiba Auti, Nalini Prakash Dudhane, Sunita Ganpat Pinjar through their Power of Attorney Holder M/s. Sukhwani Developer through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani with the consent of Rangnach Dhondiba Kate and other through their Power of Attorney Holder M/s. Sukhwani Developer through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani by registered Sale Deed. The said Sale Deed was registered in the office of Joint Sub Registrar Haveli No. 17 at Serial No. 6543/2013 on 14/08/2013. Accordingly the name of M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani were recorded in the record of 7/12 extract. Thus M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani became owners to the extent of area purchased.

Mutation entry No. 4544 shows that M/s. Srishtee's Preet Homes through its partners Vijay Thakurdas Gidwani and Vijay Thakurdas Gidwani, Gobindram Bachomal Ramchandani, Kishore Purshottam Mulchandani, Sunil Mewalmal Moolchandani, Ramdas Bhagwandas Peswani, Naresh Thakurdas





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Gidwani, Karan Kishan Kulchandani, Faresh Mewalmal Moolchandani, and Sanjay Gobindram Ramchandani had sold area admeasuring 14.70 R (1470 Sq. mtrs.) from Survey No. 68/1 and area admeasuring 15.30 R (1530 Sq. mtrs.) from Survey No. 69/1 to M/s. Shrishron Realty through its partner Sanjay Gobindram Mirchandani by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 2 at Serial No. 3062/2015 on 22/04/2015. Accordingly the name of M/s. Shrishron Realty through its partner Sanjay Gobindram Mirchandani were recorded in the record of 7/12 extracts to the extent of area purchased. Thus M/s. Shrishron Realty through its partner Sanjay Gobindram Mirchandani became owners to the extent of area purchased.

It is seen that Rangnath Dhondiba Kate through their Power of Attorney Holder M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani had demarcated the said properties and had obtained demarcation certificate from CTS office, Pimpri Chinchwad bearing urgent MR. No. 4189/2015 on 06/07/2015.

It is seen that Sunil Moolchandani had obtained D.P. opinion in respect of properties bearing Survey No. 68/1, 68/2, 69/1 and 69/2 Part from the office of PCMC bearing No. NARVI/KAVI/33/PLSAU/87/17 on 20/12/2017.

Mutation entry No. 5091 shows that M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani had sold area admeasuring 11.06 R from Survey No. 68/1, area admeasuring 15.71 R from Survey No. 69/1, 02.01 R from Survey No. 68/2 and 06.01 R from Survey No. 69/2 and M/s. Shrishron Realty Through its Partner Sanjay Gobindram Ramchandani had sold area admeasuring 10.82125 R from Survey No. 68/1, area admeasuring 11.42125 R from Survey No. 69/1 to M/s. Sukhwani Ramchandani LLP Through its Partners Ghanshyam Jangaldas Sukhwani and Sanjay Gobindram Ramchandani by executing Sale Deed. The said Sale Deed was registered in the office of Joint Sub Registrar Haveli No. 24 at Serial No. 16144/2021 on 29/10/2021. Thus M/s. Sukhwani Ramchandani LLP Through its Partners Ghanshyam Jangaldas Sukhwani and Sanjay Gobindram Ramchandani became owners of the properties to the extent of area purchased. Accordingly M/s. Sukhwani Ramchandani LLP Through its Partners Ghanshyam Jangaldas Sukhwani and Sanjay Gobindram Ramchandani the names were recorded in the record of 7/12 extracts and the names of M/s. Sukhwani Developers Through its Partners Ghanshyam Jangaldas Sukhwani and Vicky Ghanshyam Sukhwani were deleted from the Survey No. 68/1, 68/2, 69/1 and 69/2.



M/s. Ghanshyam Jangaldas Sukhwani and Sanjay Gobindram Ramchandani had obtained commencement certificate from the office of Pimpri Chinchwad Municipal Corporation vide No. BP/Layout/Pimple Saudagar/44/2021 dated 29/12/2021.

That M/s. Sukhwani Ramchandani LLP had obtained EC certificate from the office of Ministry of Environment, Forest and Climate Change on 30/07/2022.

It is seen that That M/s. Sukhwani Ramchandani LLP through its partner have obtained NA order from the office of Upper Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune, vide No. JAMIN/NA/SR/752/2022 on 21/10/2022.

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

A) M/s. Sukhwani Ramchandani LLP Through its Partners Ghanshyam Jangaldas Sukhwani and Sanjay Gobindram Ramchandani are owners of properties bearing

i. Survey No. 68, Hissa No. 1, area admeasuring 01 H 64 R, assessed at Rs. 11.63 Paise, out of it area admeasuring 00 H 11.06 R i.e. 1106.69 Sq. Mtrs., assessed at Rs. 0.78 Paise

ii. Survey No. 69, Hissa No. 1, area admeasuring 01 H 92 R, assessed at Rs. 14.06 Paise, out of it area admeasuring 00 H 15.71 R i.e. 1571.52 Sq. Mtrs., assessed at Rs. 1.15 Paise,

iii. Survey No. 68, Hissa No. 2, area admeasuring 00 H 30 R, assessed at Rs. 2.12 Paise, out of it area admeasuring 00 H 02.01 R i.e. 201.50 Sq. Mtrs., assessed at Rs. 1.15 Paise,

iv. Survey No. 69, Hissa No. 2, area admeasuring 00 H 30 R, assessed at Rs. 2.19 Paise, out of it area admeasuring 00 H 06.01 R i.e. 601.00 Sq. Mtrs., assessed at Rs. 0.14 Paise,

alongwith rights of balance road FSI to be consume over the above properties area admeasuring 2520.28 Sq. mtrs.

v. Survey No. 68, Hissa No. 1, area admeasuring 01 H 64 R, assessed at Rs. 11.63 Paise, out of it area admeasuring 00 H 10.82125 R i.e. 1082.125 Sq. Mtrs., assessed at Rs. 1.04 Paise

vi. Survey No. 69, Hissa No. 1, area admeasuring 01 H 92 R, assessed at Rs. 14.06 Paise, out of it area admeasuring 00 H 11.42125 R i.e. 1142.125 Sq. Mtrs., assessed at Rs. 1.12 Paise,

alongwith rights of balance road FSI to be consume over the above properties area admeasuring 775.75 Sq. mtrs.

That as per 7/12 extract of Survey No. 68/1 area is recorded as 21.88 R assessed at Rs. 1.55 Paise

That as per 7/12 extract of Survey No. 69/1 area is recorded as 27.13 R assessed at Rs. 1.99 Paise,





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Which are commonly bounded as under:

- On or towards East : By 12 mtr. Road.
On or towards West : By PCMC Garden.
On or towards North : By Palm Breeze Housing Society.
On or towards South : By 18 mtr. Road.

having corresponding CTS No. 689, 691, 692, 693, 694, 695, 696, 697, 698 and 699 situated at village Pimple Saudagar, Tal. Haveli, Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

B) I am of the opinion that the said properties are clean, clear and marketable and without any encumbrances whatsoever.

The Title Certificate and Search Report is issued on perusing documents regarding the said property made available to me and going through the records in the office of Sub-Registrar Haveli.

Date : 23/12/2022.



ADVOCATE

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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 properties. This is my personal opinion & does not affect anybody's right prejudicially. That M/s. Sukhwani Ramchandani LLP Through its Partners Ghanshyam Jangaldas Sukhwani and Sanjay Gobindram Ramchandani had informed that there are no Court proceeding pending before any Court of Law in respect of the said properties.

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