



NITIN ZANJAD
B.S.L.L.B.
ADVOCATE

Date: 25/03/2025

FORMAT – A
(Circular 28/2021 dated 08/03/2021)

To,

MAHARASHTRA REAL ESTATE REGULATION AUTHORITY
6th & 7th Floor, Housfin Bhavan, Plot No. C – 21, E Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

SUBJECT: Title clearance with respect to the Land admeasuring 19,235.80 Sq mtr out of the Larger Land of 55,167.33 Sq Mtr property described herein below bearing

Sr No	Gat No.	Area (Subject Matter)	Out of Total Area
1	263	14,250 sq mtr	14,250 sq mtr
2	273	10,830 sq mtr	10,830 sq mtr
3	274 P	1,333.33 sq mtr	2,000 sq mtr
4	275	5,460 sq mtr	5,460 sq mtr
5	276 P	15,550 sq mtr	23,130 sq mtr
6	277 P	474 sq mtr	710 sq mtr
7	278	100 sq mtr	100 sq mtr
8	282	550 sq mtr	550 sq mtr
9	283	4,760 sq mtr	4,760 sq mtr



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10	284 P	1,860 sq mtr	3,560 sq mtr
Total Area		55,167.33 sq mtr	
		i.e. 5 H 51.67.33Aar	
TERRA CASA – GRANDE			<u>19,235.80 sq mtr</u>

within the local limits of Village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune, as per the 7/12 extract. (hereinafter referred as 'THE SAID PLOT').

I have investigated the title of the said land on the request of **M/s Ambika Realty through partner Mr. Tejas Arun Bahirat & Deepali Bahirat**, Address at-B2, Nilgiri Heights, 103, Bahiratwadi, Shivaji Nagar, Pune 411016. and following documents i.e. :-

1) Description of the Property :-

- A. All that piece and parcel of land and ground situated at **Gat No. 263 (Old S. No. 315/A)** admeasuring about 1 Hector 42.5 Are Out of Land bearing Gat No. 263
- B. **(Old S. No. 315/A)** totally 1 Hector 42.5 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune, as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')
- C. All that piece and parcel of land and ground situated at **Gat No. 273 (Old S. No. 316/2)b** admeasuring about 1 Hector 28.3 Are Out of Land bearing Gat No. 273 (Old S. No. 316/2) totally 1 Hector 08.3 Are Situated at village Paud,

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Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

D. All that piece and parcel of land and ground situated at Gat No. 274 P (Old S. No. 316/2) d admeasuring about 0 Hectar 13.33 Are Out of Land bearing Gat No. 274 P (Old S. No. 316/2) totally 0 Hectar 20 Are Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

E. All that piece and parcel of land and ground situated at Gat No. 275 (Old S. No. 320/2/A) admeasuring about 0 Hectar 54.6 Are Out of Land bearing Gat No. 275 (Old S. No. 320/2/A) totally 0 Hectar 54.6 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

F. All that piece and parcel of land and ground situated at Gat No. 276 P (Old S. No. 320/2B/2) admeasuring about 1 Hectar 55.5 Are Out of Land bearing Gat No. 276 P (Old S. No. 320/2B/2) totally 2Hectar 31.3 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune



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and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. ..alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

G. All that piece and parcel of land and ground situated at **Gat No. 277 P (Old S. No. 320/I)** admeasuring about 0 Hectar 4.73 Are Out of Land bearing at **Gat No. 277 P (Old S. No. 320/I)** totally 0Hectar 7.10 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

H. All that piece and parcel of land and ground situated at **Gat No. 278** admeasuring about 0 Hectar 1Are Out of Land bearing **Gat No. 278** totally 0 Hectar 1Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

I. All that piece and parcel of land and ground situated at **Gat No. 282(Old S. No. 325/I)**admeasuring about0 Hectar 5.50 Are Out of Land bearing **Gat No. 282(Old S. No. 325/I)** totally 0 Hectar 5.50 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune.,as per the 7/12 extract. ..alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')



- J. All that piece and parcel of land and ground situated at **Gat No. 283 (Old S. No. 324/2)** admeasuring about 0 Hector 47.6 Are Out of Land bearing **Gat No. 283 (Old S. No. 324/2)** totally 0 Hector 47.6 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune, as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')
- K. All that piece and parcel of land and ground situated at **Gat No. 284 P (Old S. No. 322)** admeasuring about 0 Hector 18.60 Are Out of Land bearing **Gat No. 284 P (Old S. No. 322)** totally 0 Hector 35.60 Are Situated at village Paud, Taluka Mulshi, District Pune and within the local limits of Grampanchayat Paud and within the jurisdiction of Sub-registrar Mulshi and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune, as per the 7/12 extract. alongwith Benefits attached to the said property and right to use the access / approach Road ('the said plot')

2) Documents of Allotment of the Property:-

DEEDS&DOCUMENTS:-

Sr.No.	DocumentType	Date	SubRegistrarOffice
1.	Agreement Serial no.905/1948.	01/04/1948	Mawal
2.	Agreement Serial no.585/1968	01/06/1968	Mawal



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3.	Sale Deed Serial No. 2406/1996.	12/06/1996	Mulshi
4.	Sale Deed, Serial No. 1718/1997.	29/02/1997	Mulshi
5.	Release Deed, Serial No. 2435/1998	16/08/1998	Mulshi
6.	Sale Deed, Serial No. 3051/1998	22/06/1998	Mulshi
7.	Sale Deed, Serial No. 1390/2003	08/03/2003	Mulshi
8.	Sale Deed, Serial No. 1534/2003	11/03/2003	Mulshi
9.	Sale Deed, Serial No. 3879/2003	16/03/2003	Mulshi
10.	Sale Deed, Serial No. 05901/2005	17/11/2005	Mulshi
11.	Sathe Khat, Serial No. 7099/2006	01/11/2006	Mulshi
12.	Power of Attorney, Serial No. 7101/2006	01/11/2006	Mulshi
13.	Sale Deed, Serial No. 7328/2006	13/11/2006	Mulshi
14.	Sale Deed, Serial No. 2980/2007	30/04/2007	Mulshi
15.	Sale Deed, Serial No. 3342/2007	15/04/2007	Mulshi

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16.	Sale Deed, Serial No. 03787/2007	02/06/2007	Mulshi
17.	Power of Attorney, Serial No. 4383/2007	25/06/2007	Mulshi
18.	Release Deed, Serial No. 8982/2007	14/11/2007	Haveli, 5
19.	Sale Deed, Serial No. 2829/2009	19/05/2009	Mulshi
20.	Sale Deed, Serial No. 4316/2009	27/07/2009	Mulshi
21.	Sale Deed, Serial No. 1148/2011	22/02/2011	Mulshi
22.	Sale Deed, Serial No. 3762/2011	18/07/2011	Mulshi
23.	Sale Deed, Serial No. 3762/2011	18/06/2011	Mulshi
24.	Sale Deed, Serial No. 2501/2011	05/05/2011	Mulshi
25.	Sp. Power of Attorney, Serial No. 1991/2012	23/04/2012	Mulshi 2
26.	Sale Deed, Serial No. 4799/2013	07/10/2013	Mulshi
27.	Sale Deed, Serial No. 9440/2013	03/12/2013	Mulshi 2
28.	Power of Attorney, Serial No. 9441/2013	03/12/2013	Mulshi 2



29.	Sathe Khat, Serial No. 5879/2014	22/07//2014	Mulshi 2
30.	Power of Attorney, Serial No. 5880/2014	22/07//2014	Mulshi 2
31.	Consent Deed, Serial No. 10134/2014	16/12/2014	Mulshi 2
32.	Consent Deed, Serial No. 10401/2014	23/12/2014	Mulshi 2
33.	Sathe Khat, Serial No. 791/2015	27/02/2015	Mulshi
34.	Power of Attorney, Serial No. 792/2015	27/02/2015	Mulshi
35.	Sale Deed, Serial No. 2140/2015	02/06//2015	Mulshi
36.	Power of Attorney, Serial No. 2141/2015	02/06/2015	Mulshi
37.	Sale Deed, Serial No. 3655/2015	11/09//2015	Mulshi
38.	Power of Attorney, Serial No. 8435/2015	14/10/2015	Mulshi
39.	Sale Deed, Serial No. 5022/2015	23/12/2015	Mulshi
40.	Power of Attorney, Serial No. 5025/2015	23/12/2015	Mulshi
41.	Sathe Khat, Serial No. 5057/2015	11/01/2015	Mulshi

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42.	Power of Attorney, Serial No. 5058/2015	28/12/2015	Mulshi
43.	Development Agreement, Serial No.7072/2015	16/09/2015	Mulshi 2
44.	Power of Attorney, Serial No. 7073/2015	16/09/2015	Mulshi 2
45.	Correction Deed, Serial No. 10151/2015	16/12/2015	Mulshi 2
46.	Power of Attorney, Serial No. 10152/2015	16/12/2015	Mulshi 2
47.	Consent Deed, Serial No. 1848/2015	18/05/2015	Mulshi
48.	Sale Deed, Serial No. 1792/2017	17/02/2017	Mulshi 2
49.	Power of Attorney, Serial No. 1793/2017	17/02/2017	Mulshi 2
50.	Sale Deed, Serial No. 1798/2017	17/02/2017	Mulshi 2
51.	Power of Attorney, Serial No. 1799/2017	17/02/2017	Mulshi 2
52.	Power of Attorney, Serial No. 4147/2017	10/04/2017	Mulshi 2
53.	Power of Attorney, Serial No. 4649/2017	24/04/2017	Mulshi 2
54.	Consent Deed, Serial No. 6047/2017	24/05/2017	Mulshi 2
55.	Power of Attorney, Serial No. 6048/2017	24/05/2017	Mulshi 2
56.	Sale Deed, Serial No. 4636/2017	25/4/2017	Mulshi 2



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57	Sathe khat Deed, Serial No. 34417/2024	30/12/2024	Mulshi 2
58	Power of Attorney, Serial No. 34418/2024	30/12/2024	Mulshi 2
59	Confirmation Deed Serial No.34420/2024	30/12/2024	Mulshi 2

3) 7/12 EXTRACT & MUTATION ENTRIES

Old & New 7/12 extract issued by Talathi Village Paud, Taluka: Mulshi
DISTRICT:- Pune,.

Mutation Entries No :-

1, 25, 36, 77, 114, 173, 183, 514, 1088, 1149, 1175, 1517, 1781, 1877, 2033, 2198,
406, 420, 442, 867, 1005, 1781, 1877, 2026, 2198, 3922, 4199, 866, 876, 882, 892,
1029, 1147, 1348, 1353, 1382, 1518, 1781, 1877, 2055, 2060, 2113, 2198, 2208,
2631, 1186, 1497, 1616, 2013, 2030, 2147, 253, 875, 1078, 1099, 1517, 1781, 1877,
2026, 2198, 489, 866, 1136, 1147, 1367, 1493, 1518, 1519, 1781, 1877, 2030, 2147,
2198, 1186, 1616, 2013, 2030, 479, 1537, 1968, 2056, 2081, 2348, 378, 1758, 1759,
1960, 2026, 183, 369, 1061, 1494, 1781, 1877, 2026, 2198, 430, 479, 1533, 1537,
1968, 2056, 2081, 2308, 2348, 2659.

4) Search Report for 30 years from 1996 till 2025.

5) Encumbrances & Litigations:

- At present no charges / mortgages are subsisting in respect of the said property.
- At present no litigation is pending in respect of the said property, except the Spl.
Civil Suit No. 384/2016.

6) Owner of the Said Property:

Owner of the land is M/s Ambika Realty through its partners a). Mr Tejas
Arun Bahirat and b). Mrs Deepali Tejas Bahirat

7) Opinion:

On perusal of the above-mentioned documents and all other relevant documents
relating to title of the said property, I am of the opinion that the title of following
Owner M/s Ambika Realty through its partners a). Mr Tejas Arun Bahirat
and b). Mrs Deepali Tejas Bahirat, is clear, marketable and without any
encumbrances except the Spl. Civil Suit No. 384/2016.

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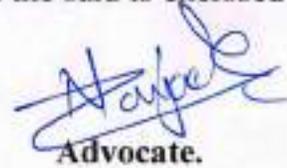


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8) The report Reflecting the flow of the title of the **M/s Ambika Realty through partner Mr. Tejas Bahirat, & Deepali Bahirat** on the said is enclosed herewith as annexure.

Encl : Annexure.

Date: 25/03/2025



**Advocate.
Nitin Zanjad**

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FORMAT - A

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FLOW OF THE TITLE OF THE SAID LAND.**1. Gat No.263, 273, 274P, 275, 276P, 277P, 278 282, 283 & 284P****7/12EXTRACT**

Old & New 7/12 extract issued by Talathi Village Paud, Taluka: Mulshi
DISTRICT:- Pune,.

2. TITLE FLOW HISTORY:-Gat No. 263, 273, 274P, 275, 276P, 277P, 278 282, 283 & 284P.

**BREIF TITLE HISTORY OF LAND VILLAGE VILLAIGE PAUD,
TALUKA: MULSHI DISTRICT:- PUNE, BEARING GAT No. 263, 273, 274P,
275, 276P, 277P, 278, 282, 283 & 284P.**

Gat No. 263 (Old S. No. 315/A):**i. Shri. Madhusudan Govind Joshi as Owner:**

It appears from 7/12 extract of year 1953-54 to 1964-65 and Mutation Entry No. 2209 dated 01/12/1948 that the land bearing S. No. 315 totally admeasuring 5 Acre 23.5 Gunthe was purchased by Shri. Madhusudan Govind Joshi from Annapurnabai Kashinath Joshi by Sale Deed dated 24/09/1948 which is registered in the office of Sub Registrar Maval at Sr. No. 905/1948 on 25/09/1948. Said Sale Deed dated 24/09/1948 is provided for my perusal.

ii. It appears from said Sale Deed dated 24/09/1948 that said land was initially owned by Shri. Gangadhar Moreshwar Phatak. After his death Annapurnabai Kashinath Joshi became owner of the said land as legal heir of Shri. Gangadhar Moreshwar Phatak.

iii. Shri. Dattatray Vinayak Makhi as Owner:

It appears form Sale Deed dated 14/02/1959 that said land was further purchased by Shri. Dattatray Vinayak Makhi from Shri. Madhusudan Govind Joshi which is registered in the office of Sub-Registrar Maval at Sr. No. 110/1959. That on 7/12 extract entry to that effect is made by Mutation Entry No. 3053- dated 09/04/1959.

iv. It further appears from 7/12 extract that in the other rights column said transaction was came to be recorded as "BekayadeshirKharedi" i.e. void transaction. However it further revealed from Mutation Entry No. 3513 dated 24/08/1968 that said entry in other rights was removed after hearing both the parties as per Section 84C.

v. Shri. Vilas Vithalrao Wadekar as Owner:

It appears form Sale Deed dated 24/04/1968 that land admeasuring 60000 sq. ft. (i.e. 1 Acre 15 Gunthe as per Mutation Entry No. 3516) out of totally admeasuring

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land 5 Acre 23 Gunthe was further purchased by Shri. Vilas Vithalrao Wadekar from Shri. Dattatray Vinayak Makhi which is registered in the office of Sub-Registrar Maval at Sr. No. 585/1960 on 24/04/1968. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 3516 dated 06/01/1969.

- vi. It is further gathered from mutation Entry No. 3516 dated 06/01/1969 that said S. No. 315 is further divided into two parts as follows:

No.	Area	Assessment	Owner
315/A	4 Acre 08.5 Gunthe	Rs. 5 = 08 Paise	Shri. Dattatray Vinayak Makhi
315/B	1 Acre 15 Gunthe	Rs. 3 = 00 Paise	Shri. Vilas Vithalrao Wadekar

- vii. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Are
315/A	4 Acre 08.5 Gunthe	01 H 05.2 R + Pot kharaba 00 H 35.3 R = 01 H 70.5 R

- viii. **Shri. Dharmaji Ganpat Kale as Owner:**

It appears from Sale Deed dated 26/05/1970 that land admeasuring 0 Acre 20 Gunthe + pot kharaba 0 Acre 08 Gunthe i.e., total 0 Acre 28 Gunthe out of totally admeasuring land 4 Acre 08.5 Gunthe was further purchased by Shri. Dharmaji Ganpat Kale from Shri Dattatray Vinayak Makhi which Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 968/1970. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 3597.

- ix. It is further gathered from mutation Entry No. 3597 dated 06/11/1971 that in virtue of this transaction said S. No. 315A is further divided into two parts as follows:

S. No.	Area	Assessment	Owner
315/1A	2 Acre 04 Gunthe + Pot Kharaba 1 Acre 16.5 Gunthe	Rs. 4 = 00 Paise	Shri. Dattatray Vinayak Makhi
315/A/2	0 Acre 20 Gunthe +	Rs. 1 = 08 Paise	Shri. Dharmaji



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	Pot Kharaba 0 Acre 08 Gunthe		Ganpat Kale
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- x. **Miss. Merry Joseph Bansode as Owner:**
It is gathered from 7/12 extract from year 1965-66 to 1975-76 that Miss. Merry Joseph Bansode became owner of said land vide Mutation Entry No. 3724. However said Mutation Entry being very old could not be available. That said transaction is old more than 30 years and no disputes regarding the same is occurred till today. That no transaction after this also challenged. Therefore even if no documents are available for perusal it is being old than 30 years, it is presumed that the said transaction is made with following due procedure and is presumed to be legal and valid.
- xi. **Mortgage of S. No. 315A:**
It is gathered from 7/12 extract from year 1977-78 to 1983-84 that Miss. Merry Joseph Bansode has availed loan from The Maharashtra State Co-operative Land Development Bank Ltd, Paud Branch by mortgaging said land vide Mutation Entry No. 3922.
- xii. It is further gathered from Mutation Entry No. 4199 dated 09/05/1983 that Miss. Merry Joseph Bansode has repaid the loan taken on 30/05/1977 of Rs. 9500/- with interest thereon on date 18/04/1983 and therefore name of The Maharashtra State Co-operative Land Development Bank Ltd was removed from 7/12 extract and again name of Miss. Merry Joseph Bansode entered as owner of said land.
- xiii. **Shri. SheriorJamshet Irani as owner:**
It is further gathered from Mutation Entry No. 4200 dated 23/08/1983 that Shri SheriorJamshet Irani purchased said land admeasuring 01 H 42.5 Ars from Miss. Merry Joseph Bansode on 04/08/1983 by Sale Deed registered at Sr. No. 330/1983 on 04/08/1983. However said Sale Deed is not provided for my perusal. However said Sale Deed being very old than 30 years and there no record of challenging the same it is presumed that. the said transaction is concluded.
- xiv. **Consolidation of holdings:**
As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 315/A admeasuring 01 H 42.5 R was consolidated to form Gat No. 263 admeasuring 01 H 42.5 R and came to be recorded in the name of Shri. SheriorJamshet Irani.
- xv. **Change in name of Owner:**
It appears from Mutation Entry No. 25 dated 29/05/1985 that owner Shri. SheriorJamshet Irani has changed his surname in Government Gazette dated 10/01/1985 and according hisname was changed and recorded as Shri. ShriorJamshetSheriorji. Entry to that effects is also made on 7/12 extract.



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xvi. Mr. Erach Khuda Murad Hosangi and Mr. SoharabKhuda Murad Hosangi as Owner:

It is gathered from Mutation Entry No. 406 dated 25/07/1996 that said land was further purchased by Mr. Erach Khuda Murad Hosangi and Mr. SoharabKhuda Murad Hosangi from Shri. ShriorJamshetSheriorji by Sale Deed dated 04/12/1995 which is registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 2406/1996 on 04/12/1995.

xvii. Sau. Savita Madhukar Kulkarni and others as Owner:

It is gathered from Mutation Entry No. 442 dated 27/05/1997 that Sau. Savita Madhukar Kulkarni, Sau Urmila Ashok Kulkarni, Sau Charushila Laxman Kulkarni and Shri. Pravin Madhukar Kulkarni have purchased said land from Erach Khuda Murad Hosangi and SoharabKhuda Muad Hosangi by Sale Deed dated 29/03/1997 registered in the office of Sub- Registrar Mulshi (Paud) at Sr. No. 1718/1997 on 05/04/1997.

xviii. Further transfer to Shri Bhagwan Kisan Nakati& others:

As per Sale Deed dated 24/03/2003 it appears that Shri Bhagwan Kisan Nakati, Shri Shivaji Shankar Fadtare, Shri Sampat Chandrakant Dalvi and Shri Shrirang Baban Dahibhate purchased said land from Sau. Savita Madhukar Kulkarni and others which Sale Deed is registered in the office of Sub-Registrar Mulshi at Sr. No. 1390/2003 on 27/03/2003. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 867 dated 17/04/2003.

xix. After perusal of said Sale Deed dated 24/03/2003 it appears that in the description of the property one well and shed is added.

xx. Shri Sharad Prabhakar Barate as Owner:

As per Sale Deed dated 17/11/2005 it appears that Shri. Sharad Prabhakar Barate purchased said land from Shri Bhagwan Kisan Nakati, and others which Sale Deed is registered in the office of Sub-Registrar Mulshi at Sr. No. 5901/2005 on 17/11/2005. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1005 dated 23/10/2005.

xxi. After perusal of said Sale Deed dated 17/11/2005 it appears that in the description of the property one well along with Electric Motor with 100% right of water in well and shed is added.

xxii. Transfer of said land to Ambika Realty

Thereafter Shri Sharadchandra Prabhakar Barate was desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Realty through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Realty on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No.



Ambika

9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

xxiii. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening.

xxiv. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10357/2013.

Gat No. 273 (Old S. No. 316/2):
(Subject Area 00 H 28.3 Ars out of Total Area 1 H 08.3 Ars)

xxv. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implemented on 30/04/1983 at Village, land bearing Survey No. 316/2admeasuring 01 H 08.3 R was consolidated to form Gat No. 273admeasuring 01 H 08.3 R and came to be recorded in the name of Shri Ashok Vishwanath Lakade. That it appears from the previous record before the consolidation that as per 7/12 extract of 1977-78 to 1983-84 Shri Ashok Vishwanath Lakade became owner of said land vide M. E. No. 4099. However said entry being very old could not become available.

xxvi. Effect of Bombay Tenancy and Agricultural Land Act:

It is gathered from Mutation Entry No. 17 dated 18/11/1984 that owner of said land Shri Bhiva Vishnu Valhekar expired on 28/08/1984 leaving behind following legal heirs: Son/s: Shri ashinath Bhiva Valhekar and Shri Hanumant Bhiva Valhekar Daughter/s: Anjana Subhash Jangade, Ranjana Sunil Shelar and Sangita Bhiva Valhekar

Wife: Kondabai Bhiva Valhekar

Accordingly names of legal heirs are entered on 7/12 extract. It also appears from 7/12 extract that said names are entered in other rights column as tenant of said land.

xxvii. It is further gathered from Mutation Entry No. 892 dated 25/11/2003 that 32M Certificate was acquired for Sale of the said land vide Adesh/Ku.Ka.Ka./32-Ga/SR/20/2003 dated 02/12/2003 as the said land was subject to Section 43 of the Bombay Tenancy and Agricultural Land act, 1948. Said 32M Certificate is registered in the Office of Sub-Registrar Maval at Sr. No. 5163/2003 on 10/11/2003.

xxviii. It is further gathered from Mutation Entry No. 1037 dated 10/05/2006 that by Tahsildar, Mulshi vide Adesh / Ku.Ka. / vashi/288/ 06 dated 15/04/2006 area admeasuring 00 H 28.3 Ars was excluded from the provisions of Bombay Tenancy



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and Agricultural Land Act. Accordingly new 32M certificate was granted. That said land admeasuring 00 H 28.3 Ars is subject matter this title.

xxix. It is further gathered from Mutation Entry No. 1348 dated 28/04/2009 that 32M Certificate dated 10/11/2003 was cancelled vide Appeal No. 32/2004 dated 24/02/2009. Therefore said Mutation Entry No. 892 was cancelled and again name of (1) Vaishali Sharad Joshi, (2) Reshma, (3) Gauri, (4) Jyoti Ashok Lakade, No. 2 to 4 through legal guardian paternal aunt Vaishali Sharad Joshi was entered as owner.

xxx. Legal heirs of Shri Ashok Vishwanath Lakade:

It appears from 7/12 extract from year 1995-96 to 2007-08 that Shri. Ashok Vishwanath Lakade was the owner of the said land. It is further gathered from Mutation Entry No. 876 dated 02/07/2003 that Shri Ashok Vishwanath Lakade expired on 25/12/1995 leaving behind his following legal heirs:

Daughter/s: Reshma (16 years), Gauri (14 years) and Jyoti (13 years)

Daughters were minor and therefore names of daughters were entered through legal guardian paternal aunt Vaishali Sharad Joshi.

xxxi. Shri. Shrihari Genu Satpute as owner:

xxxii. It appears from Sale Deed dated 16/08/2003 that land admeasuring 00 H 28.3 Ars out of totally admeasuring land 01 H 08.3 Ars was purchased by Shri Shrihari Genu Satpute from (1)Ku. Reshma Ashok Lakade, (2)Ku. Jyoti Ashok Lakade, (3)Ku. Gauri Ashok Lakade, 1 to 3 through legal guardian aunt Vaishali Sharad Joshi and (4) Vaishali Sharad Joshi. Said Sale Deed is registered in the office of Sub Registrar Mulshi at Sr. No. 3879/2003. Entry to that effect is also made on 7/12 extract vide Mutation Entry No. 882 dated 16/09/2003.

xxxiii. Land admeasuring 00 H 28.3 Ares is subject matter of present title report.

xxxiv. Shri. Laxmikant Mohanlal Khabiya as Owner:

It appears from Sale Deed dated 02/06/2007 that said land was purchased by Shri Laxmikant Mohanlal Khabiya along with Gat No. 276 from Shri. Shrihari Genu Satpute, Shri Dipak Shrihari Satpute and Shri Amit Shrihari Satpute. Said Sale Deedis registered in the office of Sub-Registrar Maval at Sr. No. 3787/2007 on 02/06/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1147 dated 10/07/2007.

xxxv. Shri. Sharadchandra Prabhakar Barate as Owner:

It appears from Sale Deed dated 22/02/2011 that said land was purchased by Shri Sharadchandra Prabhakar Barate along with Gat No. 276 from Shri Laxmikant Mohanlal Khabiya. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 1147/2011 on 23/02/2011. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1518 dated 05/03/2011.

Transfer of said land to Ambika Realty

Thereafter, Shri Sharadchandra Prabhakar Barate was desirous to sell the said land

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along with some other lands for financial purpose and knowing the same Ambika Realty through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Realty on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

xxxvii. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening

xxxviii. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10355/2013.

xxxix. Notice Objection and Fulfillment of the Objection:

That M/s Ambika Realty has given public notice for self title verification of the Gat No. 273 in daily "Sakal" dated 10/11/2014. That on said Notice objection was received by Mrs. Reshma Subhash Sontakke (name before marriage Reshma Ashok Lakade), Mrs. Gauri Manoj Kulkarni (name before marriage Gauri Ashok Lakade), and Mrs. Neha Nilesh Deshpande (name before marriage Jyoti Ashok Lakade) stating that Sale Deed dated 16/08/2003 executed by Mrs. Vaishali Sharad Joshi was executed and registered without their knowledge and consent. Therefore said Sale Deed and every said deed executed and registered thereafter is not binding on them and null and void.

- xi. Thereafter M/s Ambika Realty approached to Mrs. Reshma Subhash Sontakke, Mrs. Gauri Manoj Kulkarni, and Mrs. Neha Nilesh Deshpande and discussed the issue. Thereafter due negotiations placed between the parties and Mrs. Reshma Subhash Sontakke, Mrs. Gauri Manoj Kulkarni, and Mrs. Neha Nilesh Deshpande agreed to execute the Consent Deed in favour of M/s Ambika Realty in order to complete the marketable title of the said land.
- xli. As per agreed terms and conditions and for the consideration given by M/s Ambika Realty, Mrs. Gauri Manoj Kulkarni executed Deed of Consent dated 16/12/2014 which is registered in the office of Sub-Registrar Mulshi 2, at Sr. No. 10134/2014 on same day.
- xlii. As per agreed terms and conditions and for the consideration given by M/s Ambika Realty, Mrs. Reshma Subhash Sontakke and Mrs. Neha alias Jyoti Nilesh Deshpande executed Deed of Consent dated 23/12/2014 which is registered in the office of Sub-Registrar Mulshi 2, at Sr. No. 10401/2014 on same day.



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- xliv.** Therefore objections to public notice are cleared.
- xlv.** That Chhaya Kashinath Walhekar & Sonali Kashinath Walhekar alias Sonali Mangesh Shedge had filed civil suit against Ambika Realty through its partner Deven Jayasukhlal Shah, Vishwanath Eknath Tapkir, & other in the court of civil judge senior division, Pune under bearing RCS No. 1563/2019 under specific realife act & Indian Succession Act. That Ms. Ambika Realty Executed Confirmation Deed on dated 02/09/2024 with the Chhaya Kashinath Walhekar & Sonali Kashinath Walhekar alias Sonali Mangesh Shedge, which was registered in the office of Mulshi vide bearing no. 22336/2024.
- xlv.** As per the said Confirmation Deed dated 02/09/2024, the dispute between the parties was settled therefore the plaintiff of the said suit has withdrawn the said civil suit i.e. RSC No. 1563/2019 on dated 04/09/2024 unconditionally. That the defendant no. 2 has withdrawn the counter claim unconditionally vide order 23 Rule 4(1) (a) of CPC. withdrawal of counter claim.

Gat No. 275 (Old S. No. 320/2/A):

- xlvi. Consolidation of holdings:**
As per Mutation Entry No. 1 dated 09/07/1984. Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 320/2A i.e. 136/2C was consolidated to form Gat No. 275 and said came to be recorded in the name of Shri Digambar Ganesh Gunbharit.
- xlvi. 2. Legal Heirs of Shri Digambar Ganesh Gunbharit:**
It is gathered from Mutation Entry No. 253 dated 16/04/1995 that Shri Digambar Ganesh Gunbharit died at Pune on 08/02/1992 leaving behind following legal heirs:
Son/s: Shri Arun Digambar Gunbharit
Daughter/s: Smt. Alka Krushna Kulkarni, Sau. Pushpa Nilkanth Punekar and Sau Kunda Madhivijay Kulkarni
Wife: Smt. Pramila Digambar Gunbharit.
Accordingly their names were entered on 7/12 extract as owners.
- xlvi. Legal Heirs of Shri Arun Digambar Gunbharit:**
It is gathered from Mutation Entry No. 875 dated 02/07/2003 that Shri Arun Digambar Gunbharit died leaving behind following legal heirs:
Son/s: Akash Arun Gunbharit
Daughter/s: Akshata Arun Gunbharit
Wife: Sangita Arun Gunabharit.
Son and daughter through legal guardian mother Sangita Arun Gunabharit.
Accordingly their names were entered on 7/12 extract.

4. Shri Bhagwan Bhaguji Murkute as Owner:

from Sale Deed dated 10/11/2006 it appears that Shri Bhagwan Bhaguji Murkute



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has purchased said property from Shri Abhijit Krushna Gunbharit, Sau Dhanashri Shrikant Mirajkar, Sau Pushpa Nilkanth Puneekar, Sau Kunda Vijay Kulkarni, Smt. Pramila Digambar Gunbharit, Smt Sangita Arun Gunbharit, Ku Akshata Arun Gunbharit, Kumar Aakash Arun Gunbharit. Said Sale Deed is registered in the office of Sub- Registrar Maval at Sr. No. 7328/2006 on 13/11/2006.

I. In the said Sale Deed dated 10/11/2006 Shri Shantaram Abaji Shirke and Shri Bhagwan Kisan Nakati was added as consenting party. It further appears from clause 3 of said Sale deed dated 10/11/2006 that by one Visar Partivaid property was agreed to sale to the consenting parties. However it seems that said transaction could not be completed and therefore consenting party are added to the said Sale Deed dated 10/11/2006.

ii. Entry to that effect on 7/12 extract is made vide Mutation Entry No. 1078 dated 11/12/2006.

iii. Legal heirs of Smt. Alka Krushna Kulkarni:

It appears from Mutation Entry No. 1099 dated 10/01/2007 that Smt Alka Krushna Kulkarni expired at Varaje Pune on 19/03/2005 leaving behind following legal heirs:

Son/s: Shri Abhijit Krushna Gunbharit (Kulkarni)

Daughter/s: Dhanashri Shrikant Mirajkar

liii. Shri. Sharadchandra Prabhakar Barate as owner:

It appears from Mutation entry No. 1517 dated 05/03/2011 and Sale Deed dated 22/02/2011 that Shri Sharadchandra Prabhakar Barate purchased said land along with Gat No. 260 from Shri Bhagwan Bhaguji Murkute said Sale Deed is registered in the office of Sub Registrar Mulshi on 28/02/2011 at Sr. No. 1148/2011. That said Mutation Entry and Sale Deed dated 22/02/2011 is provided for my perusal.

liv. Transfer of said land to Ambika Realty:

Thereafter, Shri Sharadchandra Prabhakar Barate desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Realty through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Realty on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

iv. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening.



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lvi. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10356/2013.

Gat No. 276 P (Old S. No. 320/2B/2):
(Subject Area 01 H 55.5 Ars out of Total Area 2 H 31.3 Ars)

lvii. Shri. Narayan Pandurang Walhekar as Owner:

It is gathered from Mutation Entry No. 2829 dated 21/04/1956 and 7/12 extract from year 1953-54 to 1964-65 that Gift Deed dated 25/02/1956 was made in favour of Natibai Ko. Narayan Walhekar. Therefore land bearing S. No. 320/2B divided into two parts as follows:

S. No.	Area	Assessment	Name of Owner
320/2B/1	01 Acre 20 Gunthe	Rs.2 = 04 Paise	Natibai Ko. Narayan Walhekar
320/2B/2	05 Acre 21.5 Gunthe + Pot Kharaba 00 Acre 10 Gunthe	Rs.8-02 Paise	Narayan Pandurang Walhekar

Out of above parts land bearing S. No. 320/2B/2 is the subject matter of this title.

lviii. Legal heirs of Shri. Narayan Pandurang Walhekar:

It is gathered from Mutation Entry No. 3380 dated 29/12/1964 that Shri. Narayan Pandurang Walhekar died at Pune on 01/12/1964 leaving behind following legal heirs:

Son/s: Ram (5 years) & Pandurang (4 months)

Wives: Nanibai and Shantibai

Brother/s: Maruti Pandurang Walhekar

lix. Accordingly name of Maruti Pandurang Walhekar was entered on 7/12 extract as manager of joint Hindu family.

lx. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Arc



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320/2B/2	00 A 21.5 G + Pot kharaba 00 A 10 G = 05 A 31.5 G	02 H 24 R+ Potkharaba 00 H 10.4 R = 02 H 34.4 R
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ixi. Charge on said land:

It is gathered from Mutation Entry No. 3614 dated 13/07/1972 and from 7/12 extract that Shri. Maruti Pandurang Valhekar has created charge on said property by availing loan of Rs. 500/- from Paud Vi. Ka. Sah. So. on 12/07/1972 by executing Ikararpatra However said Ikararpatra is not provided for my perusal. Accordingly name of said society is entered in other rights column of 7/12 extract.

ixii. Thereafter it again appeared from Mutation Entry No. 36 dated 06/06/1985 that Shri Maruti Pandurang Valhekar again created charge on said land of Rs. 5000/- on 05/06/1985. However said amount is not mentioned on 7/12 extract.

ixiii. It is further gathered from Mutation Entry No. 1367 dated 24/06/2009 that Shri Ramchandra Narayan Valhekar again availed loan on said property of Rs. 1,50,000/- on 24/06/2009 from Vi.Ka.Se.Sa.So. Ltd, Paud and accordingly name of said society is entered on the other rights column of 7/12 extract.

ixiv. However as Shri Ramchandra Narayan Valhekar and Shri Pandurang Narayan Valhekar are still vendor of remaining area of said Gat No. 276, the said Charge is not pertaining to the area owned by M/s Ambika Realty and therefore in my opinion it does not affect the title of M/S Ambika Realty.

ixv. FalaniNamuna No. 12:

It is gathered from Mutation Entry No. 4164 dated 20/11/1982 that land bearing S. No. 136 i.e. old S. No. 320 (it appears from 7/12 extract from year 1977-78 to 1983-84 that S. No. 320/2B/2 was changed to S. No. 136/2B) was further divided as per FalaniNamuna No. 12 as follows:

S. No.	Area	Assessment	Name of Owner
136/24	00 1 56 Are + Pot Kharaba 00 H 0.02 Are	Ro.2-06 Paisa	Na.Nibai Ko. Narayan Valhekar
136/2B	Not legible	Not legible	Maruti Pandurang Valhekar
136/2C	00 H 0.02 Arc	Rs.0-13 Paise	Digambar Ganesh Gunbharit
136/2D	00 H 20 Ars	Rs.0-72	Shakuntala

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	+ PotKharaba 00 H 0.02 Ars	Paise	Dattatray Tapare and others
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Ixvi. Entry to that effect is made on 7/12 extract and area of said S. No. 136/2B has changed accordingly. Said Mutation Entry is not legible however it appears from 7/12 extract from year 1977-78 to 1983-84 that area of said land is changed as: 02 H 24.9 Ars + 00 H 6.4 Ars 02 H 31.3 Ars.

Ixvii. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 320/2B to form Gat No. 276 admeasuring 02 H 24.9 Ars + 00 H 6.4 Ars 02 H 31.3 Ars and came to be recorded in the name of Shri Maruti Pandurang Valhekar.

Ixviii. Partition:

It is gathered from Mutation Entry No. 114 dated 04/08/1987 that partition of lands owned by Shri Maruti Pandurang Valhekar was made as per Section 85 of The Maharashtra Land Revenue Code, 1966 on application made by Shri Maruti Pandurang Valhekar. As per said partition said land totally admeasuring 02 H 31.3 Ars came to the share of Shri Ramchandra Narayan Valhekar and Shri Pandurang Narayan Valhekar.

Ixix. Shri. Shrihari Genu Satpute as owner:

It is gathered from Mutation Entry No. 489 dated 20/07/1998 that said land was purchased by Shri. Shrihari Ganu Satpute from (1) Ramchandra Narayan Valhekar for self and legal guardian for Supriya pradha Nand Ganesh, (2) Pandurang Narayan Valhekar for self and as legal guardian for Dinesh and Umesh (3) Smt. Sonabai Narayan Valhekar (4) Smt. Shantabai Narayan Valhekar, (5) Sau Malan Ramchandra Valhekar and (6) Sau. Kanchan Pandurang Valhekar through POA Holder Shri. Chintaman Shripati Satpute vide Sale Deed dated 01/04/1998 registered at Sr. No. 3051/1998. Accordingly name of Shri Shrihari Genu Satpute was entered on 7/12 extract vide said Mutation Entry.

Ixx. That prima facie it is considered that said Mutation Entry No. 489 is regarding purchase of land by Shri Shrihari Genu Satpute. Considering this fact, from the actual Sale Deed dated 13/12/1997 and Sale Deed bearing Sr. No. 3051/1998 it appears that entire content of Mutation Entry No. 489 is mentioned wrong. That Shri Shrihari Genu Satpute purchased land bearing Gat No. 276 P admeasuring 1 H 20 Ares by Sale Deed dated 13/12/1997 which is registered in the office of Sub-Registrar Mulshi (Paud) at Sr. No. 1534/1998 on 07/04/1998 from Shri Ramchandra Narayan Valhekar (for self and as legal guardian of Supriya, Prashant and Ganesh), Shri Pandurang Narayan Valhekar (for self and as legal guardian of Dinesh and Umesh), Smt. Sonabai Narayan Valhekar, and Smt. Shantabai Narayan Valhekar and two consenting parties i.e. Mrs. Malan Ramchandra Valhekar and Mrs. Koyana Pandurang Valhekar. all vendors and consenting parties through POA Holder Shri.



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Chintaman Shripati Satpute.

Ixxi. Shri Dipak Shrihari Satpute & Shri Amit Shrihari Satpute as Owner:

It appears from Sale Deed dated 11/03/2003 that land admeasuring 00 H Acre 80 Ars out of total land owned admeasuring 01 H 20 Ars was purchased by Shri Dipak Shrihari Satpute and Shri Amit Shrihari Satpute from Shri Shrihari Genu Satpute. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 1156/2003 on 11/03/2003. That entry to that effect is made on 7/12 extract vide Mutation Entry No. 866 dated 17/04/2003.

Ixxii. Shri Sharadchandra Prabhakar Barate as Owner:

It appears from Sale Deed dated 14/02/2007 that land admeasuring 1 Acre 15.5 Ars is purchased by Shri Sharadchandra Prabhakar Barate from Shri Ramchandra Narayan Valhekar and Consenting Party Shri Prashant Ramchandra Valhekar and Shri Ganesh Ramchandra Valhekar. Consenting party are sons of owner and therefore made party to said Sale Deed. That said Sale Deed dated 14/02/2007 is registered in the office of Sub-Registrar Maval at Sr. No. 1255/2007 on 22/02/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1493 dated 30/09/2010.

Ixxiii. II. Sau. Shilpa Ajay Mastkar as owner:

It is gathered from Sale Deed dated 16/05/2007 that land admeasuring 00 H 20 Ars out of totally owned land 00 H 40 Ars is further purchased by Sau. Shilpa Ajay Mastkar from Shri Shrihari Genu Satpute which Sale Deed is registered in the office of Sub Registrar Maval at Sr. No. 3342/2007 on 18/05/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1136 dated 13/06/2007.

Ixxiv. Shri. Laxmikant Mohanlal Khabiya as Owner:

It appears from Sale Deed dated 02/06/2007 that land admeasuring 01 H 00 Ars was purchased by Shri Laxmikant Mohanlal Khabiya along with land from Gat No. 273 from Shri. Shrihari Genu Satpute, Shri Dipak Shrihari Satpute and Shri Amit Shrihari Satpute. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 3787/2007 on 02/06/2007. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1147 dated 10/07/2007.

Ixxv. Shri. Sharadchandra Prabhakar Barate as Owner:

It appears from Sale Deed dated 22/02/2011 that land admeasuring 01 H 00 Ars was further purchased by Shri Sharadchandra Prabhakar Barate from Shri Laxmikant Mohanlal Khabiya. Said Sale Deed is registered in the office of Sub- Registrar Maval at Sr. No. 1147/2011 on 23/02/2011. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1518 dated 05/03/2011.

Ixxvi. Therefore Shri Sharadchandra Prabhakar Barate has owned totally 1 H 55.5 Ars land vide two Sale Deeds i.e. Sale Deed dated 14/02/2014 (land admeasuring 1 Acre 15.5 Ars - 00 H 55.5 Ars) and Sale Deed dated 22/02/2011 (land admeasuring 01 H 00 Ars).



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lxxvii. 14. Transfer of said land to Ambika Realty

Thereafter, Shri Sharadchandra Prabhakar Barate desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Realty through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Realty on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

lxxviii. 15. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening.

lxxix. 16. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 19/12/2013 demarcation was made of the said property vide Mo. Ra. No. 10414/2013.

Gat No. 283 (Old S. No. 324/2):

lxxx. 1. Shri. Rambhau Vithu Shedge as Owner:

It is gathered from Sale Deed dated 23/04/1953 that land bearing S. No. 324 admeasuring 1 Acre 6.5 Gunthe out of total land 2 Acre 13.5 Gunthe was purchased by Shri. Rambhau Vithu Shedge from Shri Hari Vithu Shedge and Shri Mahadu Vithu Shedge. Said Sale Deed dated 23/04/1953 is registered in the office of Sub-Registrar Maval at Sr. No. 492/1953 on 23/04/1953. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 2743.

lxxxi. It is further appeared from Mutation Entry No. 2743 dated 25/05/1953 that according to Sale Deed dated 23/04/1953 said land was further divided into two parts as follows:

S. No.	Area	Assessment	Name of Owner
324/1	01 Acre 6.5 Gunthe	Rs.2-00 Paise	Mahadu and Hari Vithu Shedge
324/2	01 Acre 6.5 Gunthe	Rs.2-00 Paise	Rambhau Vithu Shedge



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lxxxii. Accordingly Shri Rambhau Vithu Shedge became owner of S. No. 324/2 totally admeasuring 1 Acre 2II Gunthe + Pot Kharaba 00 Acre 4II Gunthe = 1 Acre 6III Gunthe.

lxxxiii. Charge on Said Property:

It is gathered from Mutation Entry No. 3100 dated 34/01/1960 that Tagai Charge of Rs. 130/- was created on said property.

lxxxiv. Thereafter it appears from Mutation Entry No. 183 dated 31/07/1990 that as per order of Ma. Tahasildar bearing No. Tagai/Ka. Vi./104/89 Paud dated 12/04/1989 Tagai Charge on said land was removed and accordingly charge entered in the other rights column was also removed.

lxxxv. Thereafter it again appeared from Mutation Entry No. 369 dated 10/07/1995 that charge of Rs. 50,000/- was created on 10/07/1995 in favour of Paud Vi. Ka. Sa. So. Accordingly name of said society was entered in the other rights column.

lxxxvi. Thereafter vide Mutation Entry No. 1061 dated 12/09/2006 it is gathered that Sau Vatsalabai Haribhau Vachkavade being member of Paud Vividh Karyakari Seva Sah. So. Ltd., Paud, Mulshi no amount is recoverable from her and therefore charge on said property was removed.

lxxxvii. Legal heirs of Shri. Rambhau Vithu Shedge:

It is gathered from Mutation Entry No. 3462 dated 10/04/1967 Shri Rambhau Vithoba Shedge expired. However date of his death is not mentioned in said Mutation Entry. After his death name of following legal is entered on 7/12 extract.

Son/s: Shri Ananta Rambhau Shedge

Daughter/s: Vatsalabai Haribhau Vachkavade

Wife: Shevantabai Rambhau Shedge

As per said Mutation Entry name of Shri Ananta Rambhau Shedge was entered as owner by possession. Name of Vatsalabai Haribhau Vachkavade and Shevantabai Rambhau Shedge was entered in the other rights column.

lxxxviii. Legal heirs of Shri. Ananta Rambhau Shedge:

It is further gathered from 7/12 extract from year 1965-66 to 1974-75 that name of Parvatibai Ananta Shedge was entered as Karta of said land vide Mutation Entry No. 3493. However said Mutation entry being very old could not be available.

lxxxix. Weights and Measures Act 1956:

As per provisions of Weights and Measures Act 1956, the areas of the subject land were converted as follows and effect of the same came to be given on 7/12 extract vide Mutation Entry No. 3546 dated 01/04/1970:-

S. No.	Area in Acre and Gunthe	Converted to Hectare and Are
3204/2	01 A 211 G + Pot kharaba 00 A 41 G = 01 A 6III G	00 H 43.0 R + Pot kharaba 00 H 4.3 R = 00 H 47.3 R



NITIN ZANJAD (ADVOCATE)

Flat no. 8, 1st Floor, Shrikamal co-op Hsg Society, CTS No. 1170/28, Revenue Colony,
Shivaji Nagar, Pune 411 005

Nitin Zanjad

xc. Consolidation of holdings:

As per Mutation Entry No. 1 dated 09/07/1984 Consolidation Scheme came to be implementation on 30/04/1983 at Village, land bearing Survey No. 324/2 to form Gat No. 283 admeasuring 00 H 43.0 R + Pot kharaba 00 H 4.3 R 00 H 47.3 R and came to be recorded in the name of Parvatibai Ananta Shedge.

xcii. Sau. Vatsalabai Haribhau Vachkavade as Owner:

As per Sale Deed dated 24/12/1985 it appears that Sau. Vatsalabai Haribhau Vachkavade purchased said land from Smt. Parvatibai Ananta Shedge and Smt Shevantabai Rambhau Shedge. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 3840/1985 on 24/12/1985. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 77 dated 07/05/1976.

xciii. Shri Sharadchandra Prabhakar Barate as Owner:

As per Sale Deed dated 27/04/2007 it is gathered that said land was purchased by Shri Sharadchandra Prabhakar Barate from Sau Vatsalabai Haribhau Vachakavade. In the said Sale Deed Shri Haribhau Maruti Vachakavade, Shri Sopan Haribhau Vachakavade and Sau Indumati Sopan Vachakavade was consenting party as they are family members of Sau Vatsalabai Haribhau Vachakavade. Said Sale Deed is registered in the office of Sub-Registrar Maval at Sr. No. 2080/2007 on 30/04/2007. It is gathered from 7/12 extract that name of Shri Sharadchandra Prabhakar Barate was entered vide Mutation Entry No. 1494 dated 30/09/2010.

xciv. Transfer of said land to Ambika Realty

Thereafter, Shri Sharadchandra Prabhakar Barate was desirous to sell the said land along with some other lands for financial purpose and knowing the same Ambika Realty through its partners (1) Shri. Deven Jayasukhlal Shah, (2) Shri. Vishwanath Eknath Tapkir and (3) Shri. Sharadchandra Prabhakar Barate has purchased the said land by Sale Deed dated 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9440/2013 on same day. That Power of Attorney is also executed by Shri. Sharadchandra Prabhakar Barate in favour of Ambika Realty on 03/12/2013 which is registered in the office of Sub-Registrar Mulshi-2 at Sr. No. 9441/2013 on same day. Entry to that effect is made on 7/12 extract vide Mutation Entry No. 1781 dated 03/02/2014.

xcv. Zone Certificate:

From the Zone Certificate dated 19/09/2013 attached to the said Sale Deed dated 03/12/2013 it appears that said land is in Agricultural Zone and affected by proposed road widening.

xcvi. Demarcation Plan:

Demarcation "C" copy is also provided for my perusal according to which on 03/01/2014 demarcation was made of the said property vide Mo. Ra. No. 10358/2013.



Nitin Zanjad

Public Notice:

xcvi. That paper notice in daily "Sakal" dated 10/11/2014 was published by Adv. Gayatri Mangrulkar for self title verification of subject lands owned by M/s Ambika Realty. However she informed me that except objections mentioned hercinabove no objection of whatsoever kind is received on the same till today.

xcvii. H. Retirement of Partner in M/s Ambika Realty:

xcviii. It is gathered from Agreement of Retirement of Partner dated 08/10/2014 that Shri Sharadchandra Prabhakar Barate retired as partner from Ambika Realty releasing all his right title and interest in the subject property to and in favour of Partners of Ambika Realty and Ambika Realty. That on same day Shri Sharadchandra Prabhakar Barate also executed and registered Power of Attorney in respect of subject property to and in favour of Partners of Ambika Realty and Ambika Realty to. That said Agreement and Power of Attorney are registered in the office of Sub-Registrar Mulshi at Sr. No. 3515/2014 and 3516/2015 on 08/10/2014 respectively.

xcix. It is gathered from Agreement of Retirement of Partner dated 18/07/2024 that Mr. Pravin Manilal Sanghavi retired as partner from Ambika Realty releasing all his right, title and interest in the subject property to and in favour of Partners of Ambika Realty and Ambika Realty. That on same day Mr. Tejas Arun Bahirat Came as new partner of Amika Realty by signing the document dated 18/07/2025.

c. After that It is gathered from Agreement of Retirement of Partner dated 19/07/2024 that Mr. Subhash Danmal Sanghavi preVIOUSLY known as Mr. Subhash Danmal Jain retired as partner from Ambika Realty releasing all his right, title and interest in the subject property to and in favour of Partners of Ambika Realty and Ambika Realty.

ci. After that It is gathered from Agreement of Retirement of Partner dated 16/09/2024 that Mr. Atit Deven Shah retired as partner from Ambika Realty releasing all his right, title and interest in the subject property to and in favour of Partners of Ambika Realty and Ambika Realty. That on same day Mrs. Deepali Tejas Bahirat Came as new partner of Amika Realty by signing the document dated 16/09/2024.

cii. After that It is gathered from Agreement of Retirement of Partner dated 17/09/2024 that Mr. Vishwnath Eknath Tapkir retired as partner from Ambika Realty releasing all his right, title and interest in the subject property to and in favour of Partners of Ambika Realty and Ambika Realty. That as on today Mr. Tejas Arun Bahirat & Mrs. Deepali Tejas Bahirat are the only partners of the Ambika Realty.

ciii. Transfer of Development Rights in favour of M/s. Vastushodh Realty:

Thereafter M/s Ambika Realty has made and executed Development Agreement and Power of Attorney dated 25/08/2015 in favour of M/s. Vastushodh Realty which are registered in the office of Sub-Registrar Mulshi 2 at Sr. No. 7072/2015 and 7073/2015 respectively and thereby granted. development rights in respect of Gat No. 260, 263P, 273, 275, 276P and 283 totally admeasuring 04 H 48 Ares to M/s. Vastushodh Realty.



Handwritten signature of Adv. Nitin Zanjad

Gat. No.274 P

That the said land is originally belong to the Tapare and Family. Thereafter, Ambika Realty has owned totally 0 H 20 Are out of it undivided share of Ashok Tapre & others i.e. 1,333.33 sq mtr land vide Sathekhat Deed & Power of Attorney on dated 27/02/2015 .(Doc. No. 791/2015 & 792/2015). And thereafter Prabhakar Tapre & others sold undivided share in land i.e. 00 H 6.66 Ares vide Sale Deed (oc. No. 3655/2015 dated 11/09/2015) & also Padmaja Ashok Tapre & others executed Power of Attorney on dated 23/12/2015.(Doc. No. 5022/2015).

That Sharad Dattatray Tapray has filed civil suit against his family i.e. Mr. Prabhakar Dattatray Tapray, Mrs. Pratibha Prabhakar Tapray, Mr. Prashant Prabhakar Tapray, Mrs. Sandhya Vilas Deshpande, Mr. Ashok Dattatray Tapray, Mrs. Usha Ashok Tapray, mrs. Prajakta suhas joshi, mrs. Padmaja nitin kulkarni & others in the court of civil judge senior division, Pune under bearing Spl. C. S. No. 384/2016 for preferential right and alternatively partition. Sharad Tapray had filed the said suit for cancellation of documents which has been registered in the name of M/s. Ambika Realty. Out of court settlement took place between Mr. Sharad Dattatray Tapray & M/s. Ambika Realty therefore Sharad Dattatray Tapray confirmed the Documents by executing Confirmation Deed which has been registered by M/s. Ambika Realty previously by other branches of Tapray family the said confirmation Deed has been registered vide Confirmation Deed bearing no. 34420/2024 on 30/12/2024 in office of sub registrar Mulshi. Sharad Dattatray Tapray also executed Agreement to Sale of his share vide Doc. No 34417/2024 & Power of Attorney, Doc no. 34418/2024 on dated 30/12/2024, in sub registrar office Mulshi. Sharad Dattatray Tapray Agreed to withdraw the said properties from Spl. C. S. No. 384/2016 filed by him at time of sale Deed.

Thereafter, Ambika Realty has owned totally **0 H 20 Are out of it 0 H 7 Ars** land from MR. SHARAD TAPARE vide Sathekhat Deed & Power of Attorney i.e. dated 30/12/2024wide (Doc. No. 34417/2024 & 34418/2024). And on same date MR. SHARAD TAPRAY register confirmation Deed. dated 30/12/2024 wide (Doc. No. 34420/2024).

Gat. No.277 P

That the said land is originally belong to the Tapray and Family. Thereafter, Ambika Realty has owned totally 0 H 7.10 Are out of it undivided share of Ashok Tapray & others i.e. 474 sq mtr land vide Sathe Deed & Power of Attorney i.e. dated 27/02/2015 .(Doc. No. 791/2015 & 792/2015) and Sale Deed & Power of Attorney dated 27/02/2015. And thereafter Prabhakar Tapray & others sold undivided share in land i.e. 00 H 2.37 Ares vide Sale Deed (oc. No. 3655/2015 dated 11/09/2015) & also executed Power of Attorney on dated 23/12/2015.(Doc. No. 5022/2015). also Padmaja Ashok Tapray & others executed Power of Attorney on dated 23/12/2015.(Doc. No. 5022/2015).



That Sharad Dattatray Tapray has filed civil suit against his family i.e. Mr. Prabhakar Dattatray Tapray, Mrs. Pratibha Prabhakar Tapray, Mr. Prashant Prabhakar Tapray, Mrs. Sandhya Vilas Deshpande, Mr. Ashok Dattatray Tapray, Mrs. Usha Ashok Tapray, Mrs. Prajakta suhas joshi, Mrs. Padmaja nitin kulkarni & others in the court of civil judge senior division, Pune under bearing Spl. C. S. No. 384/2016 for preferential right and alternatively partition. Mr. Sharad Tapray had filed the said suit for cancellation of documents which has been registered in the name of M/s. Ambika Realty. Out of court settlement took Place between Mr. Sharad Dattatray Tapray & M/s. Ambika Realty therefore Sharad Dattatray Tapray confirmed the Documents by executing Confirmation Deed which has been registered by M/s. Ambika Realty previously by other branches of Tapray family the said confirmation Deed has been registered vide Confirmation Deed bearing no. 34420/2024 on 30/12/2024 in office of sub registrar Mulshi. Sharad Dattatray Tapray also executed Agreement to Sale of his share vide Doc. No 34417/2024 & Power of Attorney, Doc no. 34418/2024 on dated 30/12/2024, in sub registrar office Mulshi. Sharad Dattatray Tapray Agreed to withdraw Spl. C. S. No. 384/2016 filed by him at time of sale Deed.

Thereafter, Ambika Realty has owned totally 0 Are out of it 0 H 2.37 Ars land from MR. SHARAD TAPRAY vide Sathekhat Deed & Power of Attorney i.e. dated 30/12/2024 wide (Doc. No. 34417/2024 & 34418/2024). And on same date MR. SHARAD TAPRAY register confirmation Deed. dated 30/12/2024 wide (Doc. No. 34420/2024).

civ. Gat. No.278

Thereafter Ambika Realty has owned totally 0 H 1 Ars land vide Sale Deed & Power of Attorney i.e. dated 24/04/2017. (Doc. No. 4636/2017 & 4649/2017)

cv. Gat. No.282

Thereafter Ambika Realty has owned totally 0 H 5.50 Ars land vide Sale Deed & Power of Attorney i.e. dated 02/06/2015.(Doc. No. 2140/2015 & 2141/2015)

cvi. Gat. No.284 (P)

Thereafter Ambika Realty has owned totally 0 H 18.60 out of it 0 H 35.60 Ars land vide Sale Deed & Power of Attorney i.e. dated 18/07/2011. (Doc. No. 3762/2011 & 3763/2011)

- 3) Search Report for last 30 years from 1996 to 2025, taken from online (IGR Website) and Sub Registrar office at Village Paud, Taluka: Mulshi DISTRICT:- Pune,, within the limits of Sub-Registrar, Village Paud, Taluka: Mulshi DISTRICT:- Pune,&, bearing Gat. No. 263, 273, 274P, 275,276P, 277P, 278, 282, 283 & 284P, by paying the required search fees of Rs.750/- vide Receipt bearing GRN No. MH018605812202425E Dtd. 25.03.2025 in the office of Sub-Registrar office Village Paud, Taluka: Mulshi District:- Pune**



Nitin Zanjad

a. As per search receipt I have carried out search investigation of above mentioned properties from the year 1996 to 2025. While taking search of separate as well as mix registers of index II, and as per record available, I certify that I have not found any cross entry against the captioned property.

b. That from the year 2002, all registration offices have become centralized, and hence a document can be register anywhere in registration offices, hence, the records of the entire Registrar office is available in the Joint District Pune (JDR) Office from the year 1996-2025. However I have conducted search as records available with me.

c. The said Search however, is subject to the registers not available in the said offices, the same either having been sent for binding or in torn condition or not available.

4) **Any other relevant title**

NONE

5) **ENCUMBRANCES-**

That Civil Litigation having Special Civil Suit No. 384/2016 in respect of Gat no. 274 & 277 is pending which has been filed by Mr. Sharad Dattatray Tapray. Though the said civil suit is pending Mr. Sharad Tapray has Executed agreement to sale & confirmation Deed in favour of M/s. Ambika Realty. Except this as per my knowledge there are no encumbrances on said land describe in schedule written hereunder.

6) **REASONS FOR ISSUE OF THE TITLE OPINION:**

That the current Land owner & Developer M/s Ambika Realty through partner Mr. Tejas Bahirat & Deepali Bahirat intends to develop and sale said Land/ Plot Property demarcated on the said land/ Plot Property to various prospective purchaser and therefore requested me to issue Title Opinion Report with respect to their Developments Rights to the said Land/ Plot Property.

6) **QUALIFICATIONS AND ASSUMPTIONS:-**

i) This Report is given presuming that the documents mentioned in the list above are the accurate photo copies of the documents and the documents mentioned are not modified and amended and the said document are executed by the parties named in the documents.

ii) This Opinion report covers only the facts brought to my notice by the client.

iii) No search is taken from the office of sub-registrar as there were no specific instructions from the client to take such search.



- 7) **DECLARATION:**M/s **Ambika Realty through partner Mr. Tejas Bahirat & Deepali Bahirat** have declared that neither is the said land /Plot Property subject matter of any acquisition, requisition, reservation nor is the same subject matter of any suit except Civil Suit Filed by Mr.Sharad Tapray bearing Spl Civil Suit No.384/2016, no any prohibitory order of injunction or attachment or any pending litigation, nor is the same subject matter of any transaction of agreement, sale, gift, lease, lien, license, mortgage (either equitable or otherwise) or any other encumbrances and the said land is in their possession being absolute owner and the originals of sale deed and such documents are in their custody and thus the said owners have instructed to wave the search to be taken in the office of Sub Registrar, Village Paud, Taluka: Mulshi DISTRICT:- Pune.
- 8) **OPINION:** Therefore on the basis of the relevant documents and revenue record made available and information, declaration given to me and subject to whatever stated herein above I am of the opinion that the said Land Owner And Developer i.e. **M/s Ambika Realty through partner Mr. Tejas Bahirat & Deepali Bahirat** is absolutely seized and possessed of and otherwise well and sufficiently entitled to develop the said Land/Plot Property except and the same is free from encumbrance (accept Spl Civil SuitNo.384/2016 Filed by Mr.Sharad Tapray but already Out of Court Settlement took place between Mr.Sharad Tapray and M/s. Ambika Realty and for the same Confirmation Deed has been registered by Mr.Sharad Tapray) and doubts and they have clean, clear and marketable Title thereto.
- 9) **CONCLUSION:-**Considering aforesaid supplied documents, I am of the opinion that the owner of said property i.e. **Gat No.263, 273 274P , 275, 276P, 277P, 278, 282, 283 & 284P** totally admeasuring about 5 H 51.67.35Aar Situated at Village Paud, Taluka: Mulshi DISTRICT:- Pune, which is within the local limits of Grampanchyat Village: Paud and also within the limits Pune Metropolitan Region Development Authority, Pune and within the jurisdiction of Sub Registrar, Mulshi, Pune. is owned by **Ambika Realty through Partner Mr. Tejas Bahirat & Deepali Bahirat** and it is free from all encumbrance (accept Spl Civil SuitNo.384/2016 Filed by Mr.Sharad Tapray but already Out of Court Settlement took place between Mr.Sharad Tapray and M/s. Ambika Realty and for the same Confirmation Deed has been registered by Mr.Sharad Tapray).

Dated:25/03/2025

Place:- Pune


ADV.NITIN ZANJAD

