

# Nitin Kokate

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(Advocate)

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## TITLE REPORT

To,

Maha RERA

6<sup>TH</sup> & 7<sup>TH</sup> Floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400 051

Sub:- Title Clearance Certificate with respect of all that piece and parcel of land admeasuring 66 ARE bearing S.No 16 Hiss No. 3B/4A i.e CTS No 3565 and S.No 16 Hiss No, 4B/6A/1 i.e CTS No 2838 (p), S.No 16 Hiss No 4B/6A, CTS No. 2837 Situated at village Thergaon, Tal Mulshi, Dist. Pune. within the limits of the Pune Municipal Corporation and also situated within the jurisdiction of the Sub-Registrar of Haveli No 1 to 27 (Pune)

**(hereinafter referred as the " Said Project Land")**

I have investigated the title of the said Project Land on the request of M/s Korelh Realltech LLP a registered partnership firm and detail description of the said Project Land, list of perused documents and title flow, more particularly mentioned in my search and Title Report dated 10.06.2024

### **1) DESCRIPTION OF THE PROPERTY :**

All that piece and parcel of land admeasuring 6600 Sqmtrs bearing

S. No. 16 Hissa No. 3B/4A i.e. CTS No. 3565 total admeasuring 00 H. 21 Are out of that 00 H 15 Are assessed at 0 Rs. 11 Paise in name of Korelh Realltech LLP (750Sqmts) & Pandharinath Savlaram Godambe ( 750 Sqmts) , S. No. 16 Hissa No. 4B/6A/1 i.e. CTS No. 2838(P) total admeasuring 00 H. 25.50 Are ( 2550 Sqmts) assessed at 0 Rs. 15 Paise in name of Sandeep Pandharinath Godambe. , S. No. 16 Hissa No. 4B/6A i.e. CTS No. 2838(P) total admeasuring 00 H. 25.50 Are (2550 Sqmts) assessed at 0 Rs. 16 Paise in name of Korelh Realltech LLP. Total land admeasuring 6600 Sqmts

All situated at village Thergoan within limits of Pimpri Chinchwad Municipal Corporation, Tal Mulshi, Dist. Pune within the limits of Registration Dist. Pune, Sub Registrar Haveli and which is bounded by as is under :-

East : CTS No. 3480(P)  
 South : CTS No. 3564(P)  
 West : CTS No. 2838(P)  
 North : Road

Hereinafter referred to as the 'SAID LAND/PROPERTY'.

**2) The Documents of allotment :**

The following Documents are supplied to me for the purpose of this opinion:

1. 7/12 extract of land bearing Survey No 16 Hiss No 3B/4A.
2. 7/12 extract of land bearing Survey No 16 Hiss No 4B/6A/1.
3. 7/12 extract of land bearing Survey No 16 Hiss No 4B/6A.
4. Mutation Entry No  
 12373,718,329,424,450,693,701,791,953,982,1621,1816,1902,20  
 21,2022,2090,2762,4535,9765,9882,11923.
5. Mutation Entry No 12518,13453, 791,718,1159,1816,9333,11736

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6. Mutation Entry No 12441,12476,  
337,701,791,814,1039,1159,1160,1816,1902,4411,11736
7. Copy of the demarcation of the said land.
8. Zone Certificate No. 177/2023 dated 23/03/2022, issued by the Assistant Engineer, Development Plan, of the Municipal Corporation of Pimpri-chinchwad.
9. Copy of Gift Deed registered at Sub Registrar Office Haveli No. 15 at Sr. No. 10470/2018 dated 28/07/2018 & Registered on 31/07/2018.
10. Copy of Gift Deed registered at Sub Registrar Office Haveli No. 15 at Sr. No. 10469/2018 dated 28/07/2018 & Registered on 31/07/2018.
11. Copy of Gift Deed registered at Sub Registrar Office Haveli No. 15 at Sr. No. 10456/2018 dated 30/07/2018 & Registered on 31/07/2018.
12. Copy of Gift Deed registered at Sub Registrar Office Haveli No. 5 at Sr. No. 6614/2023 dated 30/03/2023 & Registered on 30/03/2023.
13. Copy of Confirmation Deed registered at Sub Registrar Office Haveli No. 5 at Sr. No. 20592/2023 dated 26/09/2023 & Registered on 27/09/2023.
14. Copy of Development Agreement registered at Sub Registrar Office Haveli No. 15 at Sr. No. 21331/2023 dated 27/09/2023 & Registered on 23/10/2023.
15. Copy of Sale Deed registered at Sub Registrar Office Haveli No 15 at Sr. No. 10179/2024 duly Registered on 21/05/2024.
16. Copy of Sale Deed registered at Sub Registrar Office Maval at Sr. No. 1516/1-13/1988 duly Registered on 07/04/1988.
17. Copy of Sale Deed registered at Sub Registrar Office Maval at Sr. No. 1517/1-13/1988 duly Registered on 07/04/1988

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18. Copy of Sale Deed registered at Sub Registrar Office Haveli No. 19 at Sr. No. 7944/2010 duly Registered on 24/08/2010.
19. Copy of Sale Deed registered at Sub Registrar Office Haveli No. 15 at Sr. No. 8600/2011 duly Registered on 18/10/2011.
20. Copy of Sale Deed registered at Sub Registrar Office Haveli No. 15 at Sr. No. 7945/2010 duly Registered on 24/08/2010.

On perusal of the above mentioned documents and all other relevant documents relating the title of the said Project land, I am of the opinion that, the title of M/s. Korelh Realltech LLP, Mr. Pandharinath Godambe and Mr. Sandeep Godambe (said owners) is clean, clear and marketable and without any encumbrances.

3. On perusal of the above mentioned documents and all other relevant documents relating to title of said property, I am of the opinion that **Korelh Realltech LLP** have exclusive development rights to develop the said Project Land as per sanctioned plan.

Owners of the said Project Land :-

1. M/s Korelh Realltech LLP :. 3300 Sq. Mtr.

2. Mr. Pandharinath Godambe :. 750 Sq. Mtr.

3. Mr. Sandeep Godambe :.  $\frac{2550 \text{ Sq. Mtr.}}{6600 \text{ Sq. Mtr.}}$

are the owner of land admeasuring 66 (R) bearing S. No. 16 Hissa No. 3B/4A i.e. CTS No. 3565 total admeasuring 00 H. 21 Are out of that 00 H 15 Are assessed at 0 Rs. 11 Paise in name of **Korelh Realltech LLP ( 7.5**

**ARE) & Pandharinath Savlaram Godambe, (7.5 ARE)**

S. No. 16 Hissa No. 4B/6A/1 i.e. CTS No. 2838(P) total admeasuring 00 H. **25.50 Are** assessed at 0 Rs. 15 Paise in **name of Sandeep Pandharinath Godambe.**

S. No. 16 Hissa No. 4B/6A i.e. CTS No. 2838(P) total admeasuring 00 H. **25.50 Are** assessed at 0 Rs. 16 Paise in **name of Korelh Realltech LLP**

#### 4. SEARCH NOTE ON FLOW OF TITLE :

A) Accordingly, I have caused a search to have been taken in the offices of the Jt. Sub Registrar relating to the said Land, for the period from Last January, 1994 to till today vide Receipt No. MH013689056202324E

B) Except the transaction herein recorded no other transaction relating to the said Land or any transaction encumbering the said Land was found.

#### C) PUBLIC NOTICE :

I issued public notice in daily "PRABHAT" dated 11/11/2020 a Marathi news paper being published in and from Pune, inviting objections, if any, from concerned people, relating to the said Land. I did not receive any objections or claims relating to the said Land from any quarters.

#### D) 1. INFORMATION :

I have also collected information found necessary in respect of the said Land from MR. NANDKUMAR SHANKARRAO KOKATE & MR. PANDHARINATH SAVLARAM GODAMBE & MR. SANDIP PANDHARINATH GODAMBE and M/s KORELH REALLTECH LLP

2. Litigation if any: NA

#### E) FLOW OF TITLE

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Property No. A) Portion admeasuring 15 Are i.e. 1500 Square meters carved out of survey No. 16 Hissa No. 3B/4A total admeasuring 21 Ares assessed at Rs.00.16 paise corresponding CTS No. 3565.

a) The said Survey No. 16/3B + 4A was originally owned and possessed by one Smt. Saku Genu Gujar prior to the year 1943.

- b) The said Smt. Saku Genu Gujar expired intestate in or about the year 1943 leaving behind her nephew Mr. Shivram Rama Gujar as her only legal heir. Pursuant hereto the name of the said legal heir was mutated in the revenue records vide mutation entry No. 329.
- c) The said Survey No. 16/3B+4A was declared as fragment and the remark fragment was mutated in the revenue records vide mutation entry No. 450.
- d) The said Mr. Shivram Rama Gujar expired intestate on 9/4/1969 leaving behind his legal heirs namely Mr. Waman Shivram Gujar, Mr. Murlidhar Shivram Gujar, Mr. Tanaji Shivram Gujar, Mrs. Renubai Ramchandra Gofale, Mrs. Saraswatibai Dnyanoba Waikar and Smt. Gangubai Shivram Gujar. Pursuant thereto names of the said legal heirs were mutated in the revenue records vide mutation entry No. 693.
- e) Mutation Entry No. 701 of village Thergaon pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 and is applicable to the entire Village.
- f) A portion of Survey No. 16 as affected and was to be acquired by the proposed National Highway No.4 and pursuant thereto the remark of National Highway No. 4 was mutated in the other rights column vide mutation entry No. 718.
- g) The said Survey No. 16/3B+4A along with other lands were to be acquired by Pimpri Chinchwad New Town Development Authority and Pursuant thereto the remark for acquisition by Pimpri Chinchwad New Town Development Authority was mutated in the revenue records vide mutation entry No. 761. Pursuant to the order passed by the Special Land Acquisition Officer and Notification issued thereto, the said Survey No. 16/3B+4A and other lands were deleted from acquisition and hence the remark for acquisition by Pimpri Chinchwas New Town Development Authority was deleted from the revenue records vide mutation entry No. 1816.

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- h) The said Mr. Waman Shivram Gujar had obtained a loan to the tune of Rs.2000/- from Bank of Maharashtra and pursuant thereto the charge of the said bank was mutated in the revenue records vide mutation entry No. 822. The said loan was duly repaid and pursuant to the letter dated 21/7/92 issued by bank of Maharashtra, the charge of the said bank was deleted from the revenue records mutation entry No. 1902.
- i) During the life time the said Mr. Shivram Rama Gujar by a Sale Deed dated 16/5/1966 the said Mr. Shivram Rama Gujar had sold and conveyed the said survey No. 16/3B+4A unto and in favour of Mr. Pratap Bhagwan Pardeshi for consideration and on certain terms and conditions. Pursuant thereto vide Order bearing No. 399/1986 dated 4/7/1986 passed by the Tahsildar, Mulshi, Pune the name of the said purchaser was mutated in the revenue records along with the remark of section 84-C of the Bombay Tenancy and Agricultural Lands Act 1948 vide mutation entry No. 953. Pursuant to the order bearing No. 799 dated 11/02/1987 passed by the Aaval Karkoon, Mulshi the remark of section 84-C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted from the revenue records vide mutation entry No. 983.
- j) By a Saledeed dated 28/02/1989, the said Mr. Pratap Bhagwan Pardeshi has absolutely sold and conveyed the said S.No. 16/3B+4A unto and in favour of Mr. Hanjraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records along with the remark of section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 vide mutation entry No. 1621. Pursuant to the order dated 21/8/1995 passed by the Aaval Karkoon, Mulshi, Pune the said remark section 84C of the Bombay Tenancy and Agricultural Lands Act, 1948 was deleted from the revenue records vide Mutation Entry No. 2090.

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- k) By a Sale Deed dated 13/8/1993 registered with the office of the sub registrar at serial No. 2072/1993, the said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring 4 Ares out of Survey No. 16/3B+4A unto and in favour of Mrs. Sarudevi Shankarlal Purohit and Mr. Umaji Ginaji Purohit for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry No. 2021 and 10128.
- l) By a Sale deed dated 13/8/1993 registered with the office of the Sub Registrar at Serial No. 2073/1993, the said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring 2 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Akmaram Savaji Purohit for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry No. 2022 and 9806.
- m) By a Sale deed dated 01/3/1996 registered with the office of the Sub Registrar at serial No. 898/1996, the said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring a Ares out of Survey No. 16/3B+4A unto and in favour of Mrs. Rajashri Shivanand Swami and Mrs. Sharadabai Gundappa Kumbhar for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide Mutation Entry No. 4536.
- n) By a Sale deed dated 15/03/1996 registered with the office of the Sub Registrar, the said Mrs. Rajashri Shivanand Swami and Mrs. Sharadabai Gundappa Kumbhar have absolutely sold and conveyed a portion admeasuring 1 Ares out of Survey No. 16/3B+4A unto and in favour of Mrs. Suman Kailash Puri and on certain terms and

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conditions. Pursuant thereto the name of the purchasers was mutated in the revenue records vide mutation entry No. 2762. The said mutation entry No. 2762 has not been certified.

- o) By a Sale Deed dated 12/9/1994 registered with the office of the Sub registrar at serial No. 2372/1993. The said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring 1 Ares out of Survey No. 16/3B+4A unto and in favour of Mrs. Suman Kailash Puri for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 4535.
- p) By a Sale Deed dated 20/8/2010 registered with the office of the Sub Registrar Haveli No. 11 at serial no. 7945/2010, the said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring 1 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Nandkumar Shankarrao Kokate and Mr. Pandharinath Savleram Godambe for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records vide mutation entry no. 9765.
- q) By a Sale Deed dated 20/8/2010 registered with the office of the Sub Registrar Haveli No. 11 at serial no. 7944/2010, the said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring 13 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Nandkumar Shankarrao Kokate and Mr. Pandharinath Savleram Godambe for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records vide mutation entry no.9766.
- r) By a Sale Deed dated 1/7/1997 registered with the office of the Sub registrar mulshi at Serial No. 3393/1997, the said Mr. Akmaram

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Savaji Purohit has absolutely sold and conveyed a portion admeasuring 1 Ares out of Survey No. 16/3B+4A unto and in favour of Mrs. Vijaya Pramod Verma for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no 9854.

- s) By a Sale Deed dated 12/9/1994 registered with the office of the Sub Registrar Mulshi at serial no. 2371/1994, the said Mr. Hansraj Ropandas Dusaja and Mr. Shankar Hansraj Dusaja have absolutely sold and conveyed a portion admeasuring 1200 square feet i.e. 1.12 Ares out of Survey No. 16/3B 4A unto and in favour of Mr. Vishwanath Manohar Bharati for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 9882.
- t) By a Sale Deed dated 12/3/1997 registered with the office of the Sub Registrar Mulshi at serial no. 1314/1997, the said Mrs. Sarudevi Shankarlal Purohit and Mr. Umaji Ginaji Purohit have absolutely sold and conveyed a portion admeasuring 4 Ares out of Survey No. 16/3B+4A unto and in favour of Mrs. Vomen Kunjupi Varghese for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 10129.
- u) By a Sale Deed dated 17/10/2011 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 8600/2011, the said Mr. Akmaram Savaji Purohit has absolutely sold and conveyed a portion admeasuring 1 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Nandkumar Shankarrao Kokate and Pandharinath Savleram Godambe for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records vide mutation entry no. 10426.
- v) By a Sale Deed dated 19/1/2011 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 756/2011, the said Mrs.

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Shardabai Gundappa Kumbhar has absolutely sold and conveyed a portion admeasuring 1 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Rajendra Vasanttrao Bhondave for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 10465.

- w) By a Sale Deed dated 2/12/2011 registered with the office of the Sub Registrar Haveli No. 17 at serial no. 13245/2011, the said Mr. Vishwanath Manohar Bharati has absolutely sold and conveyed a portion admeasuring 1.12 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Rajendra Vasanttrao Bhondave for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 10482.
- x) By a Sale Deed dated 31/12/2011 registered with the office of the Sub Registrar Haveli No. 1 at serial no. 14611/2011, the said Mrs. Vomen Kunjupi Varghese has absolutely sold and conveyed a portion admeasuring 4 Ares out of Survey No. 16/3B+4A unto and in favour of Mr. Rajendra Vasanttrao Bhondave for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 10535.
- y) The said Mr. Vijaya Pramod Verma expired intestate on 26/3/2014 leaving being her daughter and legal heir namely Mrs. Meenakshi Pramod Verma. Pursuant thereto the name of the said legal heir was mutated in the revenue records vide mutation entry no. 11295.
- z) At the time of computerization of the revenue records certain mistake were made in the computerized 7/12 extract of Survey No. 16/3B/4A which did not include the names of certain purchasers and further the area held by Mr. Nandkumar Shankarrao Kokate and

16/3B  
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Mr. Pandharinath Savleram Godambe was wrongly shown as 16 Ares.

- aa) The mutation entry no. 11923 pertains to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahsildar, Mulshi.
- bb) Pursuant to the Order bearing No. HNO/SANG/155/154/18 dated 10/12/2018 passed by the Tahsildar, Mulshi, the area held by Mr. Nandkumar Shankarrao Kokate and Mr. Pandharinath Savleram Godambe was corrected to 15 Ares to be held by Mr. Nandkumar Shankarrao Kokate and Mr. Pandharinath Savleram Godambe and corrections were accordingly carried out in the revenue records vide mutation entry no. 12373.
- cc) By a development agreement dated 27/9/2023 at Sr. No. 21331/2023 registered with the office of Sub-registrar Haveli 15 on 23/10/23, the said Pandharinath Savlaram Godambe conveyed and transferred their development rights of 7.50 Ares in favour of M/s. Korelh Realtech LLP, duly registered limited liability partnership firm under the provisions of limited liability partnership Act, 2008 having its office at S.No. 120 part, Balaji Mandir Rd., Pashan Sus Road, Pashan, Pune 411 021.
- dd) By a Sale deed dated 21/05/2024 at Sr. No. 10179/2024 registered with the office of Sub-registrar Haveli 15 on 21/05/24, the said Nandkumar Shankarrao Kokate conveyed and transferred rights and possession of 7.50 Ares in favour of M/s. Korelh Realtech LLP, duly registered limited liability partnership firm under the provisions of limited liability partnership Act, 2008 having its office at S.No. 120 part, Balaji Mandir Rd., Pashan Sus Road, Pashan, Pune 411 021.

**Property No. B) Survey No. 16 Hissa No. 4B/6A/1 total admeasuring 25.50 Ares assessed at Rs. 00-15paise corresponding CTS No. 2838**

- a) The said Survey No. 16/4B+6A was originally owned and possessed by one Mr. Vitthal Natu Gujar prior to the year 1943.
- b) The said Mr. Vitthal Natu Gujar expired intestate on 15/8/1949 leaving behind his brother Mr. Kondiba Natu Gujar as his only legal heir. Pursuant thereto the name of the said legal heir was mutated in the revenue records as Karta and manager of the HUF vide mutation entry No. 337.
- c) Mutation entry No. 701 of village Thergaon Pertaines the Indian Coinage Act 1955 and the Maharashtra State weights and measures enforcement Act 1958 applicable to entire village
- d) A portion of Survey No. 16 was affected and was acquired by proposed National High Way No.4 and pursuant there to the remark of National High Way No.4 was mutated in the other rights column vide Mutation Entry No.718.
- e) The said Survey No. 16/4B+6A along with other lands were to be acquired by Pimpri Chinchwad New Town Development Authority and pursuant thereto the remark for acquisition by Pimpri Chinchwad New Town Development Authority was mutated in the revenue records vide mutation entry no. 761. Pursuant to the Order passed by the Special Land Acquisition Officer and Notification issued thereto, the said Survey No. 16/4B+6A and other lands were deleted from acquisition and hence the remark for acquisition by Pimpri Chinchwad New Town Development Authority was deleted from the revenue records vide mutation entry no. 1816.
- f) The said Mr. Kondiba Natu Gujar had obtained a loan to the tune of Rs. 400/- from Bank of Maharashtra and pursuant thereto the charge of the said bank was mutated in the revenue records vide mutation entry no. 814. The said loan was duly repaid and pursuant to the Letter dated 21/7/1993 issued by Bank of Maharashtra, the ..... of the said bank was deleted from the revenue records vide mutation entry No. 902.

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- g) The said Mr. Kondiba Natu Gujar expired intestate on 7/8/1981 leaving behind his legal heirs namely (i) Mr. Vitthal Kondiba Gujar and Smt. Sonabai Kondiba Gujar and (ii) legal heirs of predeceased brother Mr. Pandit Natu Gujar namely Mr. Maruti Pandit Gujar, Mr. Dattu Pandit Gujar, Mr. Gulab Pandit Gujar and Mr. Y, PUNE Subhash Pandit Gujar. Pursuant thereto the names of the said legal heirs were mutated in the revenue records vide mutation entry no. 1039.
- h) By a Sale Deed dated 7/4/1988 registered with the office of the Sub Registrar Maval at serial no. 1516/1988, the said Mr. Vitthal Kondiba Gujar, Smt. Sonabai Kondiba Gujar, Mr. Pandit Natu Gujar namely Mr. Maruti Pandit Gujar, Mr. Dattu Pandit Gujar, Mr. Gulab Pandit Gujar and Mr. Subhash Pandit Gujar have sold and conveyed a portion admeasuring 25.5 Ares out of Survey No. 16/4B+6A unto and in favour of Mr. Savaleram Shripati Godambe, Mr. Pandharinath Savaleram Godambe and Mr. Prakash Savaleram Godambe for consideration and on certain terms and conditions. Pursuant thereto the said Survey No. 16/4B+6A was subdivided and Survey No. 16/4B+6A was retained by the original owners and Survey No. 16/4B+6A/1 was allotted to and the names of the said purchasers were mutated in the revenue records vide mutation entry no. 1159.
- i) By a Sale Deed dated 7/4/1988 registered with the office of the Sub Registrar Maval at serial no. 1517/1988, the said Mr. Vitthal Kondiba Gujar, Smt. Sonabai Kondiba Gujar, Mr. Pandit Natu Gujar namely Mr. Maruti Pandit Gujar, Mr. Dattu Pandit Gujar, Mr. Gulab Pandit Gujar and Mr. Subhash Pandit Gujar have sold and conveyed a portion admeasuring 25.5 Ares out of Survey No. 16/4B+6A unto and in favour of Mr. Shankarrao Pirajai Kokate and Mr. Nandkumar Shankarrao Kokate and Mr. Nitin Shankarrao Kokate for consideration and on certain terms and conditions. Pursuant thereto

1/11/18

the names of the said purchasers were mutated in the revenue records of Survey No. 16/4B+6A vide mutation entry no. 1159.

- j) The said Mr. Savaleram Shripati Godambe expired intestate on 18/11/2009 leaving behind his legal heirs namely Mr. Pandharinath Savaleram Godambe, Mr. Prakash Savaleram Godambe and Mr. Anil Savaleram Godambe: Pursuant thereto the names of the said legal heirs were mutated in the revenue records vide mutation entry no. 9333.
- k) The mutation entry no. 11736 pertains to corrections being made in the computerized 7/12 extracts pursuant to the order passed by the Tahsildar, Mulshi
- l) By a Gift Deed dated 28/7/2018 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 10470/2018 read with the Deed of Correction dated 8/3/2019 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 3795/2019, the said Mr. Prakash Savaleram Godambe and Mr. Anil Savaleram Godambe with the consent of Mrs. Shalan Pandharinath Godambe, Mr. Sandip Pandharinath Godambe, Mrs. Suvarna Sagar Chaudhary, Mrs. Jayashree Prakash Godambe, Mr. Mahesh Prakash Godambe, Mrs. Girija Anil Godambe, Ms. Aarti Anil Godambe and Ms. Bharati Anil Godambe have absolutely conveyed and transferred by way of gift the said Survey No. 16/4B/6A/1 unto and in favour of Mr. Pandharinath Savaleram Godambe by way of gift. Pursuant thereto the names of the said Mr. Prakash Savaleram Godambe and Mr. Anil Savaleram Godambe were deleted from the revenue records vide mutation entry no. 12518.
- m) By a Gift Deed dated 30/3/2023 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6614/2023, the said Mr. Pandharinath Savaleram Godambe has absolutely conveyed and transferred by way of gift the said Survey No. 16/4B/6A/1 unto and in favour of Mr. Sandeep Pandharinath Godambe by way of gift.

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Pursuant the name of the said Mr. Sandeep Pandharinath Godambe was mutated in the revenue records vide mutation entry no. 13453.

Subsequently Mrs. Shalan Pandharinath Godambe & Mrs. Suvarna Sagar Choudhari execute a confirmation deed in favour of above mention gift deed registered at Sr. No. 20592/2023 dated 26/9/2023.

- n) By a development agreement dated 27/9/2023 at Sr. No. 21331/2023 registered with the office of Sub-registrar Haveli 15 on 23/10/23, the said Sandip Pandharinath Godambe conveyed and transferred their development rights of 25.50 Ares in favour of M/s. Korelh Realtech LLP, duly registered limited liability partnership firm under the provisions of limited liability partnership Act, 2008 having its office at S.No. 120 part, Balaji Mandir Rd., Pashan Sus Road, Pashan, Pune 411 021.

**Property No. C) Survey No. 16 Hissa No. 4B/6A total admeasuring 25.50 Ares assessed at Rs. 00-15paise corresponding CTS No. 2838**

- a) The said Survey No. 16/4B+6A was originally owned and possessed by one Mr. Vitthal Natu Gujar prior to the year 1943.
- b) The said Mr. Vitthal Natu Gujar expired intestate on 15/8/1949 leaving behind his brother Mr. Kondiba Natu Gujar as his only legal heir. Pursuant thereto the name of the said legal heir was mutated in the revenue records as Karta and manager of the HUF vide mutation entry No. 337.
- c) Mutation entry No. 701 of village Thergaon Pertains the Indian Coinage Act 1955 and the Maharashtra State weights and measures enforcement Act 1958 applicable to entire village
- d) A portion of Survey No. 16 was affected and was acquired by proposed National High Way No.4 and pursuant there to the remark

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of National High Way No.4 was mutated in the other rights column vide Mutation Entry No.718.

- e) The said Survey No. 16/4B+6A along with other lands were to be acquired by Pimpri Chinchwad New Town Development Authority and pursuant thereto the remark for acquisition by Pimpri Chinchwad New Town Development Authority was mutated in the revenue records vide mutation entry no. 761. Pursuant to the Order passed by the Special Land Acquisition Officer and Notification issued thereto, the said Survey No. 16/4B+6A and other lands were deleted from acquisition and hence the remark for acquisition by Pimpri Chinchwad New Town Development Authority was deleted from the revenue records vide mutation entry no. 1816.
- f) The said Mr. Kondiba Natu Gujar had obtained a loan to the tune of Rs. 400/- from Bank of Maharashtra and pursuant thereto the charge of the said bank was mutated in the revenue records vide mutation entry no. 814. The said loan was duly repaid and pursuant to the Letter dated 21/7/1993 issued by Bank of Maharashtra, the ..... of the said bank was deleted from the revenue records vide mutation entry No. 902.
- g) The said Mr. Kondiba Natu Gujar expired intestate on 7/8/1981 leaving behind his legal heirs namely (i) Mr. Vitthal Kondiba Gujar and Smt. Sonabai Kondiba Gujar and (ii) legal heirs of predeceased brother Mr. Pandit Natu Gujar namely Mr. Maruti Pandit Gujar, Mr. Dattu Pandit Gujar, Mr. Gulab Pandit Gujar and Mr. Y, PUNE Subhash Pandit Gujar. Pursuant thereto the names of the said legal heirs were mutated in the revenue records vide mutation entry no. 1039.
- h) By a Sale Deed dated 7/4/1988 registered with the office of the Sub Registrar Maval at serial no. 1517/1988, the said Mr. Vitthal Kondiba Gujar, Smt. Sonabai Kondiba Gujar, Mr. Pandit Natu Gujar namely Mr. Maruti Pandit Gujar, Mr. Dattu Pandit Gujar, Mr. Gulab

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Pandit Gujar and Mr. Subhash Pandit Gujar have sold and conveyed a portion admeasuring 25.5 Ares out of Survey No. 16/4B+6A unto and in favour of Mr. Shankarrao Pirajai Kokate and Mr. Nandkumar Shankarrao Kokate, and Mr. Nitin Shankarrao Kokate for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records of Survey No. 16/4B+6A vide mutation entry no. 1159.

- i) AND WHEREAS it appears that Late Shri. Shankarrao Piraji Kokate died on 29/02/2000 living behind legal heirs Wife Late Smt. Parvatibai Shankarrao Kokate, Shri Nandkumar Shankarrao Kokate, Shri. Nitin Shankarrao Kokate and married daughter Sau. Tarabai Shivajirao Kamthe.
- j) AND WHEREAS it appears that Shri. Nitin Shankarrao Kokate gifted his share in this property infavour of Shri. Nandkumar Shankarrao Kokate. The said Gift deed registered at sub-registrar office Haveli No. 15 on 31/07/2018 at serial No. 10469/2018 and Lat Smt. Paravatibai Shankarrao Kokate and Sau. Tarabai Shivajirao Kamthe gifted their share in this property. The said Gift deed registered at sub-registrar office Haveli No. 15 on 31/07/2018 at serial No. 10456/2018 in favour of Shri. Nandkumar Shankarrao Kokate.
- k) By a Sale deed dated 21/05/2024 at Sr. No. 10179/2024 registered with the office of Sub-registrar Haveli 15 on 21/05/24, the said Nandkumar Shankarao Kokate conveyed and transferred rights and possession of 25.50 Ares in favour of M/s. Korelh Realtech LLP, duly registered limited liability partnership firm under the provisions of limited liability partnership Act, 2008 having its office at S.No. 120 part, Balaji Mandir Rd., Pashan Sus Road, Pashan, Pune 411 021.

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- 1) AND WHEREAS it appears from above information M/s Korelh Realltech LLP is absolute owner of property S.No.16 Hissa No. 4B/6A admeasuring about 00 Hector 25.50 Are.

**OPINION :**

On the basis of the perusal of the documents, search and information gathered, as herein before mentioned I am of the opinion that considering all, I find that my client has clear and marketable title to the said above mentioned properties.

**LITIGATIONS DETAILS : NO LITIGATIONS**

Pune

Date : 10/06/2024

*Nitin Kokate*

Advocate

**Mr. Nitin Kokate**

**S.No. 120, "Venu", Balaji Mandir Road,  
Off Sus Road, Pashan, Pune – 411 021.**

**श्री नितीन शं. कोकाटे**  
बीएस्सी., एलएलबी (अॅडव्होकेट)  
'वेणू' स.नं. १२०, बालाजी मंदीर रोड,  
सुस रोड जवळ, पाशाण, पुणे-४११०२१.

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