



TITLE VERIFICATION & SEARCH REPORT

SAI VAASTU BUILDCON

Gat No. : 63
Village : Chikhali

Potghan & Associates
Advocates & Solicitor

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FORMAT -A
(CIRCULAR - 28/2021)

To,
MAHARERA

Date: 25/01/2025

Housefin Bhava, Plot No. 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Subject: All that piece and parcel of property of area admeasuring 00 Hector **54.57 Aar** out of **Gat No. 63** situated at Village **Chikhali** Taluka Haveli, Dist. Pune and with the jurisdiction of Joint Sub- Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

(..... hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said property on the request of M/s. SAI VAASTU BUILDCON i.e., promoter & developer of the Said Plot.

1. DESCRIPTION OF PROPERTY:

PROPERTY-A

All that piece and parcel of property of land admeasuring 00 Hector 19.50 Aar i.e. 1950.7 square meters out total land area admeasuring 03 Hector 58 Aar + Potkharaba 58 Aar i.e. 4 Hector 16 Aar of Gat No. 63 of revenue village Chikhali, Taluka Haveli, District Pune and bounded as under:

On or towards East : Property of Gupta out of Gat No. 63;
On or towards West : Property of Bhise out of Gat No. 63;
On or towards South : Remaining Land out of Gat No.63;
On or towards North : 24 Mtrs Road.

PROPERTY-B

All that piece and parcel of property of land admeasuring 00 Hector 12.28 Aar i.e. 1228 square meters out total land area admeasuring 03 Hector 58 Aar + Potkharaba 58 Aar i.e. 4 Hector 16 Aar of Gat No. 63 of revenue village Chikhali, Taluka Haveli, District Pune and bounded as under:

On or towards East : Property of Bharat Rajaram Rokade out of Gat No. 63;

On or towards West : Property of Satish Rajaram Rokade out of Gat No. 63;

On or towards South : Remaining land of Sharad Rokade out of Gat No. 63;

On or towards North : Remaining land of Devubai Rokde out of Gat No. 63.

PROPERTY-C

All that piece and parcel of property of land admeasuring 00 Hector 22.79 Aar i.e. 2279 square meters out total land area admeasuring 03 Hector 58 Aar + Potkharaba 58 Aar i.e. 4 Hector 16 Aar of Gat No. 63 of revenue village Chikhali, Taluka Haveli, District Pune and bounded as under:

On or towards East : Property of Gupta out of Gat No. 63;

On or towards West : Property of Bhise out of Gat No. 63;

On or towards South : Remaining Land out of Gat No.63;

On or towards North : 24 Mtrs Road

**....Hereinafter jointly referred as Said Plot /
Said Property**



2. THE DOCUMENTS OF ALLOTMENT OF PLOT:

- 1) Copy of 7/12 extract.
- 2) Copy of Mutation Entries.
- 3) Copy of Development Agreement bearing Registration No.15483/2022
- 4) Copy of Power of Attorney bearing Registration No. 15484/2022
- 5) Copy of Development Agreement bearing Registration No.15485/2022
- 6) Copy of Power of Attorney bearing Registration NO. 15486/2022
- 7) Copy of Development Agreement Bearing Registration No. 15487/2022
- 8) Copy of Power of Attorney bearing Registration No. 15488/2022
- 9) Copy of “क” प्रत (Demarcation) was issued on 11/06/2024.
- 10) Copy of Commencement Certificate No. BP/ Chikhali /160/2024 dated 03/12/2024
- 11) Copy of Non Agricultural order number Jamin/NA/SR/518/2024 dated 06/12/2024

3. 7/12 EXTRACT & MUTATION ENTRIES BEARING NUMBER:

3279, 3460, 3624, 3839, 4898, 8244,12217,12842, 15890, 15891, 15892, 15961, 16001, 16002, 16003, 16004, 16005, 16006, 16046, 16123, 16341, 16342, 16353, 16455, 16537, 18419, 18956, 18957, 21064, 24235, 24699, 25489, 27210, 27211, 27605

4. SEARCH REPORT FOR 30 YEARS FROM 1994 TILL 2024 :

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property, I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. **M/S SAI VAASTU BUILDCON** is having all the rights and authority to develop the Said property and further to sell units out of the proposed project.

Owners of the land:

Gat Number	Land Area	Name of Owners
63	19.50 Aar	Smt. Shantadevi Rajaram Rokade alias Devubai Rajaram Rokade & Others
	12.28 Aar	Mr. Sharad Rajaram Rokade & Others
	22.79 Aar	Mr. Bharat Rajaram Rokade & Others
54.57 Aar		Total Area

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.

5. SEARCH REPORT FOR 30 YEARS TAKEN FROM:

Sub Registrar offices at Haveli 1 TO 27 Tal. Haveli, Dist. Pune and online search taken at IGR website.

6. ANY OTHER RELEVANT TITLE:

It appears from the above-stated title flow and documents produced before me that; **M/s. SAI VAASTU BUILDCON** is having absolute authority to develop the Said Land as per the documents stipulated in the flow of title.

7. LITIGATION IF ANY:

Special Civil Suit No. 141/2024 before Hon'ble Civil Judge Senior Division at Pune

Date: 25/01/2025

Place: Pune



Adv. Vikas S. Potghan



FLOW OF TITLE:

1. It appears from the document presented before me that, the land bearing Gat No. 63 admeasuring 3 Hectors 58 Aar + Potkharaba 00 Hectors 58 Aar situated at Village Chikhali, Taluka Haveli, District Pune previously owned by Mr. Nathu Khema Rokade.
2. **M.E. No. 3279:** It appears from Mutation Entry No. 3279 dated 17/12/1992 that, Nathu Khema Rokade went to his heavenly abode on 15/09/1992 leaving his legal heirs Smt. Gangubai Nathu Rokade (Widow) and only Son Rajaram Nathu Rokade became owner of the said land.
3. **M.E. No. 3460:** It appears from Mutation Entry No. 3460 dated 04/09/1994 that, Mr. Rajaram Nathu Rokade obtained the loan amount of Rs. 10,000/- from Syndicate Bank, Branch. Chikhali, Pune and therefore the mortgage charge was created on the said land and the same was recorded in the other right column of the 7/12 extract of the Gat No. 63.
4. **M.E. No. 3624:** It appears from Mutation Entry No. 3624 dated 12/07/1994 that, Mr. Rajaram Nathu Rokade obtained loan amount of Rs. 50,000/- from Dipak Vikas Seva Co. Op. Society, Chikhali on 10/07/1994 and therefore the mortgage charge was created on the said land and the same was recorded in the other right column of the 7/12 extract of the Gat No. 63.
5. **M.E. No. 3839:** It appears from Mutation Entry No. 3839 dated 26/07/1995 that, Smt. Gangubai Nathu Rokade went heavenly abode on 04/10/1993. After her demise her name deleted from the 7/12 extract of the said land and the name of her only legal heir i.e. Rajaram Nathu Rokade (son) confirm on the 7/12 extract of the said land.

6. M.E. No. 4898: It appears from Mutation Entry No. 4898 dated 04/09/1997 that; Mr. Rajaram Nathu Rokade made an application for Partition for Gat No. 63 and all the other properties before Ld. Tashildar, Haveli and therefore the Ld. Tashildar made an order of partition vide the order bearing No. तहनों/वाटप/एस आर/72/97 and thereby imposed few condition and further declared land area admeasuring 01 Hector + Potkharaba 16 Aar out of Gat No. 63 as the share of Mr. Rajaram Nathu Rokade, and land area admeasuring 01 Hector out of Gat No. 63 as the share of Mr. Satish Rajaram Rokade, and land area admeasuring 01 Hector out of Gat No. 63 as the share of Mr. Sharad Rajaram Rokade and land area admeasuring 01 Hector out of Gat No. 63 as the share of Mr. Bharat Rajaram Rokade Accordingly their names were recorded in the 7/12 extract for their respective share of Gat No. 63.

7. M.E. No. 8244: It appears from Mutation Entry No. 8244 dated 20/01/1998 that, Mr. Rajaram Nathu Rokade had repaid the loan dues with interest of Syndicate Bank, Branch Chikhali, Pune on 29/09/1997. Hence the Bank mortgage charge mentioned in the other rights column was deleted from the 7/12 extract of the said land.

8. M.E. No. 12217: It appears from Mutation Entry No. 12217 dated 03/07/2001 that, Mr. Rajaram Nathu Rokade had repaid the loan dues with interest of Dipak Vikas Seva Co. Op. Society, Chikhali on 20/09/2000. Hence the bank loan charge mentioned in the other rights column was deleted from the 7/12 extract of the said land.

9. M.E. No. 12842: It appears from Mutation Entry No. 12842 dated 05/02/2002 that; Mr. Krishnakumar Goyal Purchased land area admeasuring 35 Aar out of Gat No. 63 from Mr. Rajaram Nathu



Rokade on 08/01/2002. Accordingly name of Mr. Krishnakumar Goyal was recorded in the 7/12 extract of Gat No. 63.

10. M.E. No. 15890: It appears from Mutation Entry No. 15890 dated 05/01/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 929.34 Square Meters to Mr. Shamsuddin Choudhary vide registered Sale Deed dated 01/04/2006 at sub- registrar haveli at serial No. 4835/2006. Accordingly name of Mr. Shamsuddin Choudhary was recorded in the 7/12 extract of Gat No. 63.

11. M.E. No. 15891: It appears from Mutation Entry No. 15891 dated 05/01/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 929.34 Square Meters to Mr. Shamsuddin Choudhary vide registered Sale Deed dated 01/04/2006 at sub- registrar Haveli at serial No. 4836/2006. Accordingly name of Mr. Shamsuddin Choudhary was recorded in the 7/12 extract of Gat No. 63.

12. M.E. No. 15892: It appears from Mutation Entry No. 15892 dated 05/01/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 1003.71 Square Meters to Kaymubhisa Saifuddin Choudhary vide registered Sale Deed dated 14/07/2006 at sub- registrar Haveli at serial No. 5552/2006. Accordingly name of Kaymubhisa Saifuddin Choudhary was recorded in the 7/12 extract of Gat No. 63.

13. M.E. No. 15961: It appears from Mutation Entry No. 15961 dated 07/02/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 2060.22 Square Meters to 1) Varsha Rajendra Jadhav & 2) Hanumant Aapa Jadhav vide registered Sale Deed dated 30/12/2006 at sub-registrar Haveli at serial No. 10315/2006. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

14. M.E. No. 16001: It appears from Mutation Entry No. 16001 dated 17/03/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 669.14 Square Meters to 1) Moinuddin Shaikh & 2) Sufiya Moinuddin Shaikh vide registered Sale Deed dated 14/07/2006 at sub-registrar Haveli at serial No. 5578/2006. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

15. M.E. No. 16002: It appears from Mutation Entry No. 16002 dated 17/03/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 325.27 Square Meters to Chandrika Prasad Shantaram Varun vide registered Sale Deed dated 02/12/2006 at sub-registrar Haveli at serial No. 9397/2006. Accordingly Chandrika Prasad Shantaram Varun name was recorded in the 7/12 extract of Gat No. 63.

16. M.E. No. 16003: It appears from Mutation Entry No. 16003 dated 17/03/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 929.34 Square Meters to Ahsanulla Rusabali Choudhary & Other vide



registered Sale Deed dated 08/12/2006 at sub- registrar Haveli at serial No. 9640/2006. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

- 17. M.E. No. 16004:** It appears from Mutation Entry No. 16004 dated 17/03/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 929.34 Square Meters to Sifatullah Abdul Choudhary & Other vide registered Sale Deed dated 23/02/2007 at sub- registrar Haveli at serial No. 1381/2007. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.
- 18. M.E. No. 16005:** It appears from Mutation Entry No. 16005 dated 17/03/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 929.34 Square Meters to Kaymubhisa Saifuddin Choudhary & Saifuddin Choudhary vide registered Sale Deed dated 23/02/2007 at sub- registrar Haveli at serial No. 1382/2007. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.
- 19. M.E. No. 16006:** It appears from Mutation Entry No. 16006 dated 17/03/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 139.40 Square Meters to Nurmohammad Shah vide registered Sale Deed dated 18/08/2006 at sub- registrar Haveli at serial No. 6521/2006. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63

20. M.E. No. 16046: It appears from Mutation Entry No. 16046 dated 03/04/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 99.62 Square Meters to Mohammadumar Kitabullha Mansuri vide registered Sale Deed dated 11/07/2006 at sub- registrar Haveli at serial No. 5553/2006. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63

21. M.E. No. 16123: It appears from Mutation Entry No. 16123 dated 11/06/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 4000 Square Foot to Subhash Sukharam kanojiya vide registered Sale Deed dated 11/07/2006 at sub- registrar Haveli at serial No. 5553/2006. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63

22. M.E. No. 16341: It appears from Mutation Entry No. 16341 dated 02/11/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 840 Square Foot to Mohammadrza Choudhary & Hamidraza Choudhary vide registered Sale Deed dated 21/09/2007 at sub- registrar Haveli at serial No. 6189/2007. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

23. M.E. No. 16342: It appears from Mutation Entry No. 16342 dated 02/11/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 1680 Square Foot to Mohammadrezam Choudhary & Akam Choudhary



vide registered Sale Deed dated 21/09/2007 at sub- registrar Haveli at serial No. 6190/2007. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

- 24. M.E. No. 16353:** It appears from Mutation Entry No. 16353 dated 05/11/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 200 Square meters to Parasnath Ramlal Yadav vide registered Sale Deed dated 15/10/2007 at sub- registrar Haveli at serial No. 6569/2007. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63
- 25. M.E. No. 16455:** It appears from Mutation Entry No. 16455 dated 26/12/2007 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 500 Square meters to Mobeen Khan vide registered Sale Deed dated 02/11/2007 at sub- registrar Haveli at serial No. 7079/2007. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63.
- 26. M.E. No. 16532:** It appears from Mutation Entry No. 16532 dated 01/02/2008 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 3420 Square Foot to Mohammad Arif Choudhary vide registered Sale Deed dated 03/09/2007 at sub- registrar Haveli at serial No. 5817/2007. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63.

27. M.E. No. 16537: It appears from Mutation Entry No. 16537 dated 20/02/2008 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 3420 Square Foot to Sourabh Ali Hafizullah Choudhary vide registered Sale Deed dated 24/01/2008 at sub- registrar Haveli at serial No. 613/2008. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63.

28. M.E. No. 18419: It appears from Mutation Entry No. 18419 dated 05/08/2009 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 4000 Square Foot to Ramsullah Khan, Asararahmad Khan & Irfan Khan vide registered Sale Deed dated 30/12/2009 at sub- registrar Haveli at serial No. 6900/2008. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

29. M.E. No. 18956: It appears from Mutation Entry No. 18956 dated 11/12/2009 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 418.21 Square Meters to Abdulah Choudhary, Mohammadahi Choudhary, and Abdulkuddas Choudhary vide registered Sale Deed dated 09/11/2009 at sub- registrar Haveli at serial No. 5575/2009. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

30. M.E. No. 18957: It appears from Mutation Entry No. 18957 dated 11/12/2009 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring



3500 Square Foot to Abdulah Majeed Choudhary, vide Sale Deed dated 06/01/2009 at sub- registrar Haveli at serial No. 94/2009. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63.

31. M.E. No. 21064: It appears from Mutation Entry No. 21064 dated 21/01/2011 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 2000 Square Foot to Shahin Mumtaz vide registered Sale Deed dated 10/06/2009 at sub- registrar Haveli at serial No. 2407/2009. Accordingly her names of were recorded in the 7/12 extract of Gat No. 63.

32. M.E. No. 24235: It appears from Mutation Entry No. 24235 dated 08/03/2013 that, Mr. Rajaram Nathu Rokade went heavenly abode on 24/06/2006 leaving behind his legal heirs namely:

- | | | | |
|-----|-----------------------------|---|----------|
| i | Smt. Devubai Rajaram Rokade | - | Widow |
| ii | Nanda Dhondhiram Jadhav | - | Daughter |
| iii | Suman Uttam Tasgaonkar | - | Daughter |
| iv | Satish Rajaram Rokade | - | Son |
| v | Minakshi Rajan Rane | - | Daughter |
| vi | Sharad Rajaram Rokade | - | Son |
| vii | Bharat Rajaram Rokade | - | Son |

According their names were bought on the records of right as owner of the said land.

33. M.E. No. 24699: It appears from Mutation Entry No. 24699 dated 17/07/2013 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring

758.36 Square Meters to Sadik Umar Shaikh vide registered Sale Deed dated 22/2/2010 at sub- registrar Haveli No. 18 at serial No. 1631/2010. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63.

34. M.E. No. 25489: It appears from Mutation Entry No. 25489 dated 02/05/2014 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 2500 Square Foot to Sameeunnisa Sirajuddin Choudhary vide registered Sale Deed dated 26/03/2008 at sub- registrar Haveli No. 14 at serial No. 1695/2008. Accordingly his names of were recorded in the 7/12 extract of Gat No. 63.

35. M.E. No. 27210: It appears from Mutation Entry No. 27210 dated 04/11/2015 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 2500 Square Foot to Ravi Styannarayan Bansal & Rafhatullah Choudhary vide registered Sale Deed dated 16/09/2015 at sub- registrar Haveli No. 24 at serial No. 7494/2015. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.

36. M.E. No. 27211: It appears from Mutation Entry No. 27211 dated 04/11/2015 that; 1) Mr. Rajaram Nathu Rokade, 2) Satish Rajaram Rokade, 3) Sharad Rajaram Rokade 4) Bharat Rajaram Rokade *through their Power of Attorney holder* Pankaj Patel sold land area admeasuring 9900 Square Foot to Ravi Styannarayan Bansal & Rafhatullah Choudhary vide registered Sale Deed dated 08/10/2015 at sub- registrar Haveli No. 14 at serial No. 6975/2015. Accordingly their names of were recorded in the 7/12 extract of Gat No. 63.



- 37. M.E. No. 27605:** It appears from Mutation Entry No. 27605 dated 04/03/2013 that, as per the order of Special Land Acquisition Officer Special Ghatak No. & Pimpri dated 8/12/2015 bearing विभुसअ/वि.घ-1/167 चिखली कजाप/ 379 and the order of Upper Tehsildar dated 11/02/2016 bearing no. जमीन/कावि/92/2015 the land admeasuring 168 sq. mtrs. out of the said land was acquired for Dehu- Alandi road widening under New Development Plan of PCMC.
- 38.** It appears from the document presented before me that, that Smt. Devubai alias Shantibai Rajaram Rokade, Nanda Dhondiram Jadhav, Suman Uttan Uttam Tasgaonkar and Minakshi Rajan Rane executed Development Agreement and Power of Attorney in favour of Sai Vaastu Buildcon, a partnership Firm with consent of Mr. Sharad Rajaram Rokade, Mr. Bharat Rajaram Rokade, Mr. Satish Rajram Rokade and their family members for consideration mentioned in the development Agreement in respect of the land admeasuring 00 H. 19.50 R i.e. 1950.7 sq. mtrs out of land in their share i.e. 00H. 23.57 R & Potkharaba 00 H. 12.42 R out of Gat No. 63 dated 23/08/2022. The said Development Agreement and Power of Attorney is duly registered at the office of Sub-registrar Haveli No. 26 at the Serial No. 15485/2022 and 15486/2022 respectively on 27/10/2022.
- 39.** It appears from the document presented before me that, Mr. Sharad Rajaram Rokade and his Family members has executed Development Agreement and Power of Attorney in favour of Sai Vaastu Buildcon, a Partnership Firm with a consent of Smt. Devubai alias Shantibai Rajaram Rokade and her three Daughters Nanda Dhondhiram Jadhav, Suman Uttam Tasgaonkar and Minakshi Rajan Rane, Mr. Bharat Rajaram Rokade, Mr. Satish Rajaram Rokade and their family members for consideration mentioned in the Development Agreement in respect of the land admeasuring 00 H.12.28 R i.e. 1228 sq. mtrs.

out of land in their share on 23/08/2022. The said Development Agreement and the Power of Attorney duly registered at the office of Sub-registrar Haveli No. 26 at the Serial No. 15483/2022 and 15484/2022 respectively on 27/10/2022.

40. It appears from the document presented before me that, Mr. Bharat Rajaram Rokade and his Family members has executed Development Agreement and Power of Attorney in favour of Sai Vaastu Buildcon, a Partnership Firm with a consent of Smt. Devubai alias Shantibai Rajaram Rokade and her three Daughters daughters Nanda Dhondhiram Jadhav, Suman Uttam Tasgaonkar and Minakshi Rajan Rane, Mr. Sharad Rajaram Rokade, Mr. Satish Rajaram Rokade and their family members for consideration mentioned in the Development Agreement in respect of the land admeasuring 00 H. 22.79 R i.e. 2279 sq. mtrs. out of land in their share on 23/08/2022. The said Development Agreement and the Power of Attorney duly registered at the office of Sub-registrar Haveli No. 26 at the Serial No. 15487/2022 and 15488/2022 respectively on 27/10/2022.

41. It appears from the document presented before me that, Rajaram Nathu Rokade and his sons sold the lot part of the land to various purchasers. But the subject matter of this search is not concern with that land. Hence the search is taken only in respect of subject matter of the land.

42. It appears from the document presented before me that, in this manner Sai Vastu Buildcom, a Partnership Firm has obtained development rights in respect of the land admeasuring about 00 H. 54.57 R out of Gat No. 63 situated at Village Chikhali, Tal. Haveli, Dist. Pune.



43. It appears from the record that; Mr. Satish Rajaram Rokade has filed suit for cancellation and injunction against all other land owners including the above-stated Developer for cancellation of above-stated development agreement. The said suit is pending before Hon'ble Civil Judge Senior Division at Pune bearing Special Civil Suit No. 141/2024. It is pertinent to note here that; as on today there is no restraining order is passed by the Hon'ble Court in the said matter either against the land owners or against the said developer.
44. Furthermore, appears from the document presented before me that, Mr. Bharat Rajaram Rokade & Others obtained demarcation of the said land, from office of Land Records, Pune vide अतिअतितातडी. मो. र. नं. 11963/2024.
45. Furthermore; the Developer Promoter herein prepared building plan for total land admeasuring **4500** square meters out of the said land at Gat No. 63 of revenue village Chikhali, and submitted the same before Pimpri Chinchwad Municipal Corporation (PCMC) for approval and same was sanctioned vide Commencement Certificate No. **BP/Chikhali /160/2024 dated 03/12/2024** and further it also confirmed land area admeasuring 1734.18 square meters out of the Gat No. 63 was affected for road widening under the New Development Plan of PCMC and balance land area i.e. 2765.82 Square Meters as project land.
46. Further it appears from the record that, the Developer Promoter also applied for conversion of use of said land i.e. permission for Non Agricultural Use for land area **45.00 Aar** i.e. 4500 square meters out of land at Gat No. 63 at revenue village Chikhali, Taluka Haveli, District Pune and the Ld. Authority i.e. Uppar Tehsildar Pimpri Chinchwad Shahar Pune, approved permission for Non Agricultural Use in respect of the Said Land vide order number **Jamin/NA/SR/518/2024** dated

06/12/2024 and confirmed land admeasuring 2415.03 square meters for residential purpose and land admeasuring 350.79 for commercial use and further declared land area admeasuring 1734.18 square meters is affected by road widening and therefore a land admeasuring **2765.82 Square Meters** is subject matter of the proposed development as per building plans approved by Pimpri Chinchwad Municipal Corporation.



A handwritten signature in blue ink, appearing to be "S. J. ...".

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