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M/S. CHINNAKAVAYAS MAHARERA - Shubh Developers - Warje 108/10/01

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

To

**MahaRERA
Pune, Maharashtra**

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to -

- A) land bearing S. No. 108/1A/10, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the Schedule-A of Property written herein under) and
- B) land bearing S. No. 108/1A/11, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the Schedule-B of Property written herein under), and
- C) land bearing S. No. 108/1A/12, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the Schedule-C of Property written herein under)

I have investigated the title of the said property on the request of M/s. Shubh Developers, through its Partners - Mr. Crystal Vasantbhai Bhimani & Mr. Poojan Vasantbhai Bhimani, and the following documents i.e.

1) DESCRIPTION OF THE PROPERTY :

A) All that piece and parcel of land bearing S. No. 108/1A/10, admeasuring 00 H 10 R, and assessed at 29 paise, of Village Warje, Tal - Haveli, Dist - Pune, and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and the said land is bounded as under-

- | | |
|---------------------------|----------------------------|
| On or towards the East - | By land out of S. No. 108; |
| On or towards the South - | By Road; |
| On or towards the West - | land out of S. No. 108; |
| On or towards the North - | By land out of S. No. 108; |

B) All that piece and parcel of land bearing S. No. 108/1A/11, admeasuring 00 H 10 R, and assessed at 29 paise, of Village Warje, Tal - Haveli, Dist - Pune, and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and the said land is bounded as under-





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- On or towards the East - By land out of S. No. 108;
On or towards the South - By Road;
On or towards the West - land out of S. No. 108;
On or towards the North - By land out of S. No. 108;

C) All that piece and parcel of land bearing S. No. 108/1A/12, admeasuring 00 H 10 R, and assessed at 29 paise, of Village Warje, Tal - Haveli, Dist - Pune, and within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and the said land is bounded as under-

- On or towards the East - By land out of S. No. 112;
On or towards the South - By Road;
On or towards the West - land out of S. No. 108;
On or towards the North - By land out of S. No. 108;

2) The Documents of Allotment of Plot :

3) 7/12 Extract for S. No. 108/1A/10, 108/1A/11 & 108/1A/12, lying and situated at Village Warje, Tal - Haveli, Dist - Pune, ; Mutation Entry Nos. - 119, 330, 3087, 3311, 2176;

4) Search Report for 30 years from 1993 to 03/10/2023 ;

2/- On Perusal of the aforesaid documents and all other relevant documents relating to title of the said property I am of the opinion that, title of **M/s. Shubh Developers, through its Partners - 1) Mr. Crystal Vasantbhai Bhimani & 2) Mr. Poojan Mansukhbhai Bhimani** to and in respect A) land bearing S. No. 108/1A/10, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune, B) land bearing S. No. 108/1A/11, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune, and C) land bearing S. No. 108/1A/12, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune, is clear and marketable and the same is free from all other encumbrances and they are having right and authority to develop the same..

Owners of Land : M/s. Shubh Developers, through its Partners - 1) Mr. Crystal Vasantbhai Bhimani & 2) Mr. Poojan Mansukhbhai Bhimani





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4) Qualifying Comments / Remarks if Any : N. A.

3/- The Report reflecting the flow of the title of the (Owner/Promoter/ Developer/Company) on the said land is enclosed herewith as Annexure.

Encl. Annexure.

Date : 03/10/2023



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FORMAT - A
(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

Sr. No. LIST OF DOCUMENTS PERUSED :

- 1) Original Sale Deed dtd. 18/10/2021, executed by and between Mr. Ganesh Pandharinath Ladhe, to and in favour of M/s. Shubh Developers, through its Partners - Mr. Crystal Vasantbhai Bhimani & Mr. Poojan Vasantbhai Bhimani, which was registered on the same day in the office of Sub-Registrar Haveli No. 24, at Sr. No. 15315/2021, along with its Document Registration Receipt and Index II;
- 2) Original Irrevocable General Power of Attorney dtd. 18/10/2021, executed by and between Mr. Ganesh Pandharinath Ladhe, to and in favour of M/s. Shubh Developers, through its Partners - Mr. Crystal Vasantbhai Bhimani & Mr. Poojan Vasantbhai Bhimani, which was registered on the same day in the office of Sub-Registrar Haveli No. 24, at Sr. No. 15317/2021, along with its Document Registration Receipt;
- 3) Original Deed of Indemnity & Declaration dtd. 18/10/2021, executed by and between Mr. Ganesh Pandharinath Ladhe, to and in favour of M/s. Shubh Developers, through its Partners - Mr. Crystal Vasantbhai Bhimani & Mr. Poojan Vasantbhai Bhimani, which was registered on the same day in the office of Sub-Registrar Haveli No. 24, at Sr. No. 15318/2021, along with its Document Registration Receipt and Index II;
- 4) Photocopy of Order dtd. 30/11/1990 passed by ALT, Haveli, Pune;
- 5) Original Sale Deed dtd. 03/06/1992, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. P-2399/1992 (Janardan P. Chaudhari to Bhagwan Bhau Ubhe)
- 6) Original Sale Deed dtd. 03/06/1992, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. P-2400/1992 (Janardan P. Chadhari to Mr. Rambhau S. Bharekar);
- 7) Original Sale Deed dtd. 03/06/1992, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. P-2401/1992 (Janardan P. Chaudhari to Mr. Sopana B. Bharekar)





- 8) Original Sale Deed dtd. 01/10/2001, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. 11467/2001. Accordingly, vide M. E. No. 12625, dtd. 12/10/2001(Bhagwan B. Ubhe to Mr. Ganesh P. Ubhe)
- 9) Original Sale Deed dtd. 10/10/2001, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. 12323/2001 (Rambhau S. Bharekar to Mr. Ganesh P. Ubhe)
- 10)Original Sale Deed dtd. 01/10/2001, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. 11469/2001 (Mr. Sopana B. Bharekar to Mr. Ganesh P. Ubhe);
- 11)Photocopy of Zone Certificate dtd. 08/10/2021;
- 12)Photocopy of No Dues Certificate / Release of Charge Certificate dtd. 04/02/2021, issued by Mahesh Sahakari Bank Ltd.
- 13)Photocopy of 7/12 Extract in respect of S. No. 108, of Village Warje, Tal - Haveli, Dist - Pune, from 1954-55 to 1962-63;
- 14)Photocopy of 7/12 Extract in respect of S. No. 108, of Village Warje, Tal - Haveli, Dist - Pune, from 1963-64 to 76-77;
- 15)Photocopy of 7/12 Extract in respect of S. No. 108/1A/2, of Village Warje, Tal - Haveli, Dist - Pune, from 1977-78 to 1994-95;
- 16)Photocopy of 7/12 Extract in respect of S. No. 108/1A/10, of Village Warje, Tal - Haveli, Dist - Pune, from 1995-96 to 1999-2000;
- 17)Photocopy of 7/12 Extract in respect of S. No. 108/1A/11, of Village Warje, Tal - Haveli, Dist - Pune, from 1995-96 to 1999-2000;
- 18)Photocopy of 7/12 Extract in respect of S. No. 108/1A/12, of Village Warje, Tal - Haveli, Dist - Pune, from 1995-96 to 1999-2000;
- 19)Photocopy of 7/12 Extract in respect of S. No. 108/1A/10, of Village Warje, Tal - Haveli, Dist - Pune, from 2001-02 to 2009-10;
- 20)Photocopy of 7/12 Extract in respect of S. No. 108/1A/11, of Village Warje, Tal - Haveli, Dist - Pune, from 2001-02 to 2009-10;





- 21) Photocopy of 7/12 Extract in respect of S. No. 108/1A/12, of Village Warje, Tal - Haveli, Dist - Pune, from 2001-02 to 2009-10;
- 22) Photocopy of 7/12 Extract in respect of S. No. 108/1A/10, of Village Warje, Tal - Haveli, Dist - Pune, from 2010-11 to 2014-2015;
- 23) Photocopy of 7/12 Extract in respect of S. No. 108/1A/11, of Village Warje, Tal - Haveli, Dist - Pune, from 2010-11 to 2014-2015;
- 24) Photocopy of 7/12 Extract in respect of S. No. 108/1A/12, of Village Warje, Tal - Haveli, Dist - Pune, from 2010-11 to 2014-2015;
- 25) Photocopy of 7/12 Extract in respect of S. No. 108/1A/10, of Village Warje, Tal - Haveli, Dist - Pune, for 2016-17;
- 26) Photocopy of 7/12 Extract in respect of S. No. 108/1A/11, of Village Warje, Tal - Haveli, Dist - Pune, for 2016-17;
- 27) Photocopy of 7/12 Extract in respect of S. No. 108/1A/12, of Village Warje, Tal - Haveli, Dist - Pune, for 2016-17;
- 28) Photocopies of Mutation Entry Nos. 874, 902, 1049, 1359, 1371, 3963, 4413, 5855, 6179, 6180, 6181, 12625, 12666, 12667, 23472;

FLOW OF THE TITLE OF THE SAID LAND

- A) From perusal of the aforesaid documents and more particularly from the perusal of Record of Rights for the relevant years, it appears that, Land bearing Old S. No. 108, admeasuring 14 Acre 16.75 Gunthe + Pot Kharaba admeasuring 00 Acre 32 Gunthe, totally admeasuring 15 Acre 8.75 R (i.e. approx. 05 H 83.9 R + Pot Kharara admeasuring 00 H 32 R), of Village Warje, Tal - Haveli, Dist - Pune, was owned and possessed by one Mr. Balkrishna Vyankatesh Deshpande and vide Mutation Entry No. 816, dtd. 26/12/1960, his name was mutated in the Record of Rights by virtue of Partition Deed dtd. 29/03/1957.
- B) Thereafter, from the perusal of M. e. No. 874, dtd. 15/05/1963, it is observed that, one Mr. Shivram Yesu Chaudhri who was Mirashi Tenant to the aforesaid property, died on 23/05/1926, leaving behind him 1) Mr. Arjun Tukaram Chaudhari (Grandson), 2) Mr. Ramchandra Patlu Chaudhari (Grandson), 3) Mr. Janardan Patlu Chaudhari (Grandson), 4) Mr. Eknath Patlu Chaudhari (Grandson), 5) Mr. Haribhau Patlu Chaudhari (Grandson) & 6) Mr. Gangadhar Genu Chaudhari (Grandson) as his only legal heirs.





Accordingly, vide M. E. No. 874, dtd. 15/05/1963, names of aforesaid legal heirs came to be mutated in the Record of Rights thereof.

- C) Thereafter, from the perusal of M. E. No. 902, it is observed that, since the Landlord i.e. Mr. Balkrishna Vinayak @ Vyankatesh Deshpande was serving member of Armed Forces as on Appointed Tillers day, Ld. Addl. Mamlatdar, Haveli, Pune, vide its Order, postponed the Tillers day applicable to the aforesaid property U/s. 32(f) of The Maharashtra Tenancy and Agricultural Lands Act, 1948, (for Short - MT & AL Act, 1948) and vide M. E. No. 902, a remark thereof came to be mutated in the Record of Rights pertaining to inter alia land bearing S. No. 108, of Village Warje, Tal - Haveli, Dist - Pune.
- D) Thereafter, from the perusal of M. E. No. 1049, it is observed that, vide M. E. 1049, dtd. 18/03/1969, Government of Maharashtra in order to implement the provisions of The Maharashtra Weights and Measurement Act, 1958 and The Indian Coinage Act, 1955, converted the area of the said land into metric system (From Acre to Hectar & Gunthe to Aar) and the said effect had been given to Record of Rights and separate Akarbandh and Hissa Form No. 12 is prepared by Ld. Special District Inspector of Land Records (Dashman). Accordingly, vide Mutation Entry no. 1049, effect of said conversion had been given to the said S. No. 108, and therefore, an area admeasuring 14 Acre 16.75 Gunthe + Pot Kharaba 00 Acre 32 Gunthe came to be converted as 05 H 83.9 Are + Pot Kharaba 00 H 32 Are i.e. total 06 H 15.9 R assessed at Rs. 16 & Ps. 94.
- E) Thereafter, from the perusal of M. E. No. 1359, it is observed that, Mr. Gangaram Genu Chaudhari died on 24/08/1974, leaving behind him - 1) Mr. Mahadev G. Chaudhari (Son), 2) Mr. Sadhu G. Chaudhari (Son), 3) Smt. Parubai G. Chaudhari (Widow), 4) Ms. Aruna G. Chaudhari (Unmarried Daughter), as his only legal heirs. Accordingly, vide M. E. No. 1359, name of aforesaid legal heirs came to be mutated in the Record of Rights thereof.
- F) Thereafter, from the perusal of M. E. No. 1371, dtd. 15/01/1975, it is observed that, Mr. Balkrushna Vyankatesh Deshpande died on 14/12/1964, leaving behind him no legal heirs from Class-I. Therefore, after his demise his Class-II heirs i.e. 1) Mr. Madhukar Vyankatesh Deshpande (Brother), 2) Smt. Usha Ramchandra Deshpande (widow of Real Brother), 3) Smt. Kamal Shantaram Deshpande (widow of Real Brother) 4) Mrs. Aparna Sadashiv Oze (Sister), 5) Mrs. Urmila Digambar Parkhi (Sister), 6) Mrs. Shubhangi Ramakant Kulkarni (Sister) succeeded his interest and accordingly, vide vide M. E. No. 1371, dtd. 15/01/1975, name of Mr. Madhukar Vyankatesh Deshpande being the Karta of HUF came to be mutated in the Record of Rights thereof.
- G) Thereafter, from the perusal of M. E. No. 3963, dt. 14/08/1987, it is observed that, a land admeasuring 01 H 54 R, out of aforesaid S. No. 108, of





Village Warje, Tal - Haveli, Dist - Pune was acquired by the Executive Engineer, National Highway Department No. 5, for the National High-Way No. 4 and accordingly, vide M. E. No. 3963, dtd. 14/08/1987, a land admeasuring 01 H 54 R, out of S. No. 108 which was acquired for Highway was given a separate Hissa Number as Land bearing S. No. 108/2 and land remained with Original Owner / Tenants came to be re-numbered as S. No. 108/1 admeasuring 04 H 29.9 R.

- H) Thereafter, from the perusal of M. E. No. 4413, dtd. 04/10/1988, it is observed that, Mr. Arujun Tukaram Chaudhari died on 24/06/1980, leaving behind him - 1) Smt. Krushnabai Arjun Chaudhari (Widow), 2) Mr. Vasant Arjun Chaudhari (Son), 3) Mrs. Changunabai Sopan Godambe (Married Daughter), 4) Mrs. Sushila Sampat Pangare (Married Daughter). Accordingly, vide M. E. No. 4413, dtd. 04/10/1988, names of aforesaid legal heirs came to be mutated in the Record of Rights pertaining to land bearing S. No. 108/1, of Village Warje, Tal - Haveli, Dist - Pune.
- I) Thereafter, it is observed that, Mr. Janardan Patlu Chaudhari, Haribhau Patlu Chaudhari, and others have filed a Tenancy Proceedings bearing Case No. Warje/32-G-5/82 against the Landlords i.e. Mr. Madhukar Vyankatesh Deshpande and others and also against legal heirs of Late. Mr. Gangaram / Gangadhar Genu Chaudhari, U/s. 32-G & 32-H of The Maharashtra Tenancy and Agricultural Lands Act, 1948, before the Ld. Additional Tahasildar & Agricultural Lands Tribunal, Haveli, for the determination of Purchase Price of the Agricultural Land bearing S. No. 108, of Village Warje, Tal - Haveli, Dist - Pune.
- Ld. Additional Tahasildar & Agricultural Lands Tribunal, Haveli, decided the aforesaid Application on the basis of actual possession and cultivation carried out of by tenants as per their individual Shares inter-se and vide its Order dtd. 30/11/1990, determined the Purchase Price inter alia of share of Mr. Janardan Patlu Chaudhari in respect of land actually and personally in possession and cultivation of Mr. Janardan Patlu Chaudhari being land admeasuring 02 H 91 R + Pot Kharaba admeasuring 00 H 16 R, out of S. No. 108/1, of Village Warje, Tal - Haveli, Dist - Pune, to be Rs. 640.00.
- J) Thereafter, from the perusal of M. E. No. 5855, dtd. 24/10/1991, it is observed that, Mr. Janardan Patlu Chaudhari paid the entire Purchase Price of Rs. 640.00 to the Landlords / Government Treasury as per the Order dtd. 30/11/1990, and on payment of entire Purchase Price, Ld. Additional Tahasildar & Agricultural Lands Tribunal, Haveli, issued a Certificate of Sale U/s. 32-M of The Maharashtra Tenancy and Agricultural Lands Act, 1948, bearing Sr. No. THK/VS/464/ dtd. 19/10/1991, in respect of land purchased by Mr. Janardan Patlu Chaudhari i.e. land admeasuring 02 H 91 R + Pot Kharaba admeasuring 00 H 16 R, out of S. No. 108/1, of Village Warje, Tal - Haveli, Dist - Pune and said Certificate of Sale dtd. 19/10/1991 was duly registered in the office of Sub-Registrar Haveli No. 1, at Sr. No. P-1682/1991. However, since the area admeasuring 01 H 54 R, out of S. No. 108 was already acquired for National Highway No. 4, out of





old S. No. 108, vide M. E. No. 3963, a proportionate acquired area came to be subtracted from the aforesaid land purchased by Mr. Janardan Patlu Chaudhari and same was also given a separate Hissa Number as S. No. 108/1A, admeasuring 02 H 14 R, and accordingly, vide M. E. No. 5855, dtd. 24/10/1991, name of Mr. Janardan Patlu Chaudhari came to be mutated in the Record of Rights as Owner thereof subject to conditions of S. 43 of The Maharashtra Tenancy and Agricultural Lands Act, 1948, and names of legal heirs of Late. Gangaram / Gangadhar Genu Chaudhari were also deleted therefrom.

- K) Thereafter, it is observed that, Landlords i.e. Mr. Madhukar V. Deshpande and others preferred an Tenancy Appeal bearing No. 90/1991, U/s. 74 of the Maharashtra Tenancy and Agricultural Act, 1948, against the Order dtd. 30/11/1990, passed in Tenancy Case No. Warje-32-G-5/82. However, on 18/09/1991, same was withdrawn by the Landlords.
- L) Thereafter, it is observed that, Mr. Janardan Patlu Chaudhari obtained a Permission of Ld. Sub-Divisional Officer, Sub-Division Pune, bearing No. 43/SR/31/92, dtd. 21/05/1992, U/s. 43 of MT & AL Act, 1948, read with Rule 25 of Maharashtra Tenancy And Agricultural Lands Rules, for Sale of land admeasuring 01 H 60 R, out of land bearing S. No. 108/1A totally admeasuring 02 H 14 R + Pot Kharaba 00 H 16 R, of Village Warje, Tal - Haveli, Dist - Pune, and as per the terms and conditions of said Order dtd. 21/05/1992, also paid an amount equal to 40 times of Land Revenue to the Government, and thereafter, Mr. Janardan Patlu Chaudhari with the consent of his family members, sold, transferred, conveyed and assigned the parts of the said lands to different third parties. Accordingly, each sold portion was given a New Hissa number as S. No. 108/1A/1, 108/1A/2, 108/1A/3 and so on.
- M) Thereafter, from the perusal of M. E. No. 6179, dtd. 16/06/1992, it is observed that, Mr. Janardan Patlu Chaudhari, with the consent of his family members, sold, transferred, conveyed and assigned Land admeasuring 00 H 10 R, out of aforesaid S. No. 108/1A, of Village Warje, Tal - Haveli, Dist - Pune, to and in favour of **Mr. Bhagwan Bhau Ubhe**, by executing a Sale Deed dtd. 03/06/1992, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. P-2399/1992 on the same day. Accordingly, vide M. E. No. 6179, dtd. 16/06/1992, name of purchaser i.e. Mr. Bhagwan Bhau Ubhe came to be mutated in the Record of Rights by opening new Hissa Number i.e. S. No. **108/1A/10**, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune.
- N) Thereafter, from the perusal of M. E. No. 6180, dtd. 16/06/1992, it is observed that, Mr. Janardan Patlu Chaudhari, with the consent of his family members, sold, transferred, conveyed and assigned Land admeasuring 00 H 10 R, out of aforesaid S. No. 108/1A, of Village Warje, Tal - Haveli, Dist - Pune, to and in favour of **Mr. Rambhau Sopana Bharekar**, by executing a Sale Deed dtd. 03/06/1992, which was registered in the office of Sub-





- Registrar Haveli No. 4, at Sr. No. P-2400/1992 on the same day. Accordingly, vide M. E. No. 6180, dtd. 16/06/1992, name of purchaser i.e. Mr. Rambhau Sopana Bharekar came to be mutated in the Record of Rights by opening new Hissa Number i.e. S. No. 108/1A/11, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune.
- O) Thereafter, from the perusal of M. E. No. 6181, dtd. 17/06/1992, it is observed that, Mr. Janardan Patlu Chaudhari, with the consent of his family members, sold, transferred, conveyed and assigned Land admeasuring 00 H 10 R, out of aforesaid S. No. 108/1A, of Village Warje, Tal - Haveli, Dist - Pune, to and in favour of **Mr. Sopana Bala Bharekar**, by executing a Sale Deed dtd. 03/06/1992, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. P-2401/1992 on the same day. Accordingly, vide M. E. No. 6181, dtd. 17/06/1992, name of purchaser i.e. Mr. Sopana Bala Bharekar came to be mutated in the Record of Rights by opening new Hissa Number i.e. S. No. 108/1A/12, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune.
- P) Thereafter, from the perusal of M. E. No. 12625, dtd. 12/10/2001, it is observed that, Mr. Bhagwan Bhau Ubhe, sold, transferred, conveyed and assigned the land bearing S. No. 108/1A/10, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune, unto and in favour of Mr. Ganesh Pandharinath Ladhe, by executing a Sale Deed dtd. 01/10/2001, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. 11467/2001. Accordingly, vide M. E. No. 12625, dtd. 12/10/2001, name of **Mr. Ganesh Pandharinath Ladhe** came to be mutated in the Record of Rights thereof.
- Q) Thereafter, from the perusal of M. E. No. 12666, dtd. 22/10/2001, it is observed that, Mr. Rambhau Sopana Bharekar, sold, transferred, conveyed and assigned the land bearing S. No. 108/1A/11, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune, unto and in favour of Mr. Ganesh Pandharinath Ladhe, by executing a Sale Deed dtd. 10/10/2001, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. 12323/2001. Accordingly, vide M. E. No. 12666, dtd. 22/10/2001, name of **Mr. Ganesh Pandharinath Ladhe** came to be mutated in the Record of Rights thereof.
- R) Thereafter, from the perusal of M. E. No. 12627, dtd. 12/10/2001, it is observed that, Mr. Sopana Bala Bharekar, sold, transferred, conveyed and assigned the land bearing S. No. 108/1A/12, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune, unto and in favour of Mr. Ganesh Pandharinath Ladhe, by executing a Sale Deed dtd. 01/10/2001, which was registered in the office of Sub-Registrar Haveli No. 4, at Sr. No. 11469/2001. Accordingly, vide M. E. No. 12627, dtd. 12/10/2001, name of **Mr. Ganesh Pandharinath Ladhe** came to be mutated in the Record of Rights thereof.





- S) Thereafter, it is observed that, Mr. Ganesh Pandharinath Ladhe had availed a loan of Rs. 2,80,00,000.00 from Mahesh Sahakari Bank Ltd. Pune, Karve Road Branch, Pune against the security of inter alia the said land by executing a Mortgage Deed dtd. 15/05/2008, which was registered in the office of Sub-Registrar Haveli No. 1, at Sr. No. 3341/2018. However, Mr. Ganesh Pandharinath Ladhe repaid the said loan and accordingly, Mahesh Sahakari Bank Ltd. Pune, Karve Road Branch, Pune, released its charge over the said properties by executing a Re-conveyance Deed dtd. 20/04/2018, which was registered in the office of Sub-Registrar Haveli No. 1, at Sr. No. 3341/2018.
- T) Thereafter, it is observed that, Mr. Ganesh Pandharinath Ladhe had again availed a loan of Rs. 4,65,00,000.00 from Mahesh Sahakari Bank Ltd. Pune, Karve Road Branch, Pune against the security of inter alia the said land by way of equitable mortgage by depositing the title deeds in favour of mortgagee bank. However, Mr. Ganesh Pandharinath Ladhe repaid the said loan and accordingly, Mahesh Sahakari Bank Ltd. Pune, Karve Road Branch, Pune, released its charge over the said properties by issuing No Dues Certificate / Release of Charge Certificate dtd. 04/02/2021 and all the original title Deeds are also returned by the mortgagee to and in favour of Mr. Ganesh Pandharinath Ladhe.
- U) Thereafter, it is observed that, Mr. Ganesh Pandharinath Ladhe sold, transferred and assigned A) land bearing S. No. 108/1A/10, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the **Schedule-A** of Property written herein under) and B) land bearing S. No. 108/1A/11, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the **Schedule-B** of Property written herein under), and land bearing S. No. 108/1A/12, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the **Schedule-C** of Property written herein under) unto and in favour of **M/s. Shubh Developers, through its Partners - 1) Mr. Crystal Vasantbhai Bhimani & 2) Mr. Poojan Mansukhbhai Bhimani**, by executing a Sale Deed and General Irrevocable Power of Attorney both dtd. 18/10/2021, which were duly registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 153152021 & 15317/2021 respectively. Accordingly, vide M. E. No. 23472, dtd 09/11/2021, name of purchaser i.e. **M/s. Shubh Developers, through its Partners - 1) Mr. Crystal Vasantbhai Bhimani & 2) Mr. Poojan Mansukhbhai Bhimani** came to be mutated in the Record of Rights thereof.

ZONE CERTIFICATE :

That, from the perusal of Zone Certificate dtd. 08/10/2021, issued Pune Municipal Corporation, it is observed that, land bearing Gat No. 108, of Village Warje Tal - Haveli, Dist - Pune, falls in Residential Zone.





OTHER RIGHT COLUMN OF THE SUBJECT CAPTIONED LAND :-

From the perusal of Other Rights Column, it appears that, charge of Mahesh Sahakari Bank Ltd. Pune is mutated in the other rights column of the Record of Rights pertaining to aforesaid properties. However, it is observed from perusal of No Dues Certificate / Release of Charge Certificate dtd. 04/02/2021, the said land is free from all encumbrances and charges.

PUBLIC NOTICE :

A Public Notice was published in daily News Paper "Prabhat", through the undersigned Advocate on 03/09/2021, in respect of said property for verifying the title of the said Property and invited any objections from general Public about the same in respect of the said Property.

In response of the said Public Notice, undersigned Advocate has not received any objection from the public at large.

e-SEARCH :

As per your instructions, I have also caused the online search of Index II entries on the Government website i.e. on www.igrmaharashtra.gov.in for last 30 years i. e. from 1992 to 03/10/2023 under e-Challan dtd. 19/08/2023 read with e-Challan dtd. 03/10/2023 and from the online entries made available for search, I did not come across any entry adversely affecting the title of aforesaid owners.

Based on the aforesaid available record, I am of the opinion that, subject to recording the name in the Record of Rights, the title of **M/s. Shubh Developers, through its Partners - 1) Mr. Crystal Vasantbhai Bhimani & 2) Mr. Poojan Mansukhbhai Bhimani** to and in respect of -

- A) land bearing S. No. 108/1A/10, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the **Schedule-A** of Property written herein under) and
- B) land bearing S. No. 108/1A/11, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the **Schedule-B** of Property written herein under), and
- C) land bearing S. No. 108/1A/12, admeasuring 00 H 10 R, of Village Warje, Tal - Haveli, Dist - Pune (more particularly described in the **Schedule-C** of Property written herein under)

- is clear and marketable and same is free from all encumbrances.

1) 7/12 Extract as on date of Application of Registration :





Abhijit S. Nikam

BSL, LL.B., D.L.L. & L.W., LL.M.

ADVOCATE

Office : FLAT NO. 9, RENUKA AVISHKAR CO-OP. HSG. SOC. LTD., PREMLOK PARK, CHINCHWAD, PUNE - 411 033
Cell No. 9028366746, e-mail id : adv.abhinitkam@gmail.com

2) Mutation Entry No. 874, 902, 1049, 1359, 1371, 3963, 4413, 5855, 6179, 6180, 6181, 12625, 12666, 12667, 23472:

3) Search Report from 30 years from 1993 taken from Sub-Registrar Office at Haveli;

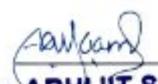
4) Any Other Relevant Title

5) Litigations if any: No Litigations found or disclosed by Owner.

Place : Chinchwad, Pune

Date : 03/10/2023




Adv. ABHIJIT S. NIKAM
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