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Date : 14.07.2023

LEGAL TITLE REPORT

Sub – Title Clearance Report with respect to all that piece and parcel of the land bearing - a) Survey No. 32P & 35P situated at village Tathawade, Taluka Mulshi, Pune and within the limits of Pimpri Chinchwad Municipal Corporation District of Pune (herein after referred to as the "said land"/"Project land").

I have the investigated the title of the said land based on the request of **HARIVISHVA DEVELOPERS LLP** through the hands of its Partner Prashant Tukaram Gaikwad and Harish Nivrutti Navale. Having its business address at Survye No. 35 (P), 32 (P), Tathawade, Taluka Mulashi, Dist Pune – 411033 and based on the following documents and information viz.

AND WHEREAS, the original owners JAYSHREE NIVRUTTI NAVALE, BHAUSAHEB BABURAO BAHIRAT and TUKARAM SHANKAR GAIKWAD have executed separately Irrevocable General Power Of Attorney with consideration of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE**. The said Irrevocable General Power Of

Attorney were duly registered in the office of Sub Registrar Haveli No. 26& 19 Pune at serial No. 11073/2021 dated 23/08/2021, 11468/2021 dated 07/09/2021 & 11282/2021 dated 03/08/2022 .

AND WHEREAS, the original owners JAYSHREE NIVRUTTI NAVALE, BHAUSAHEB BABURAO BAHIRAT and TUKARAM SHANKAR GAIKWAD have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred


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to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14155/2022& 14161/2022 dated 03/08/2022 and 15513/2022 dated 24/08/2022, respectively.

AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022

AND WHEREAS for the purpose of getting the plan sanctioned from the Pimpri Chinchwad Municipal Corporation ("PCMC") for the said land, Promoter applied for sanction of layout to the Pimpri Chinchwad Municipal Corporation and accordingly Pimpri Chinchwad Municipal Corporation vide Commencement Certificate No. BP/Tathawade/46/2022 dated 19th May2022 and Revised Commencement Certificate No. BP/Tathawade/24/2023 dated 23/03/2023.

AND WHEREAS The Promoter herein is also granted by the Hon'ble Collector for grant of NA order and the same is vide no. Mulshi/NA/SR/34/2022 on dated -29/07/2022.

ANNEXURE - I

(1) FLOW OF TITLE AND HISTORY

1] SURVEY NO. 35 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 22.94 ARES i.e. 2294 SQ.MTRS.

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 23.07.2004-MLS-4180-2004 along with Registration Receipt and Index No. II thereof.

DEVOLUTION OF TITLE:


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1. The land bearing Survey No. 35 (P) Hissa No. 15, Mouje Tathavade was originally owned by Nathu Sakharam Gogawale and Bapu Narayan Pawar much prior to the year 1938.
2. Nathu Sakharam Gogawale and Bapu Narayan Pawar sold the said land to Eknath Waman Ghanekar by Sale Deed dated 10.05.1938. Effect of the same was recorded vide Mutation Entry No. 224 dated 08.06.1938.
3. One Bapu Narayan Pawar was Tenant in the said land as per provisions of Maharashtra Tenancy and Agricultural Lands Act, 1948 and his name was mutated in other rights column of 7/12 extract of the said land vide Mutation Entry No. 435. Copy of the said Mutation Entry is not provided to me.
4. It is transpired from Mutation Entry bearing No. 717 dated 01.05.1957 that as Bapu Narayan Pawar was not tilling the said land continuously for period of 2 years, his name appearing in other rights column of 7/12 extract of the said land was deleted and effect of the same was given in the land record of the said land vide captioned Mutation Entry.
5. Eknath Waman Ghanekar sold the land bearing Survey No. 35 Hissa No. 15 to Bapu Narayan Pawar by Sale Deed dated 16.04.1955. Effect of the same was recorded vide Mutation Entry No. 646 dated 14.07.1955.
6. It is seen from 7/12 extract of the said land of the year 1979-1980 that Bapu Narayan Pawar is holding land bearing Survey No. 35 Hissa No. 15/1 admeasuring area of about 00 Hectare 45 Ares.
7. It is seen from the 7/12 extract of the said land of the year 1990-1991 that total area of the land bearing Survey No. 35 Hissa No. 15/1 is shown as 00 Hectare 23 Ares.
8. Bapu Narayan Pawar died intestate on 28.04.1998 leaving behind him surviving as his legal heirs and next of kin Son – Gorakhnath Bapu Pawar, Daughters – Janabai Hanumant Chandere, Muktabai Gajanan Taras and Baydabai Digamber Yelwande. Name of deceased deleted and names of said legal heirs were mutated in Occupants column of 7/12 extract of said land bearing Survey No. 35 Hissa No. 15/1 admeasuring area of about 00 Hectare 23 Ares vide Mutation Entry No. 2676 dated 23.10.1997.


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9. Gorakhnath Babu Pawar, Janabai Hanumant Chandere, Muktabai Gajanan Taras and Baydabai Digamber Yelwande sold the said land admeasuring area of about 00 Hectare 23 Ares to Jayashree Nivrutti Navale by Sale Deed dated 23.07.2004 registered which is duly registered in the office of Sub Registrar Mulshi at Serial No. 4180 of 2004. Effect of the same was given in the land record of the said land vide Mutation Entry No. 3804 dated 28.08.2004 certified on 04.07.2005.
10. It is transpired from Mutation Entry bearing No. 4797 dated 15.05.2009 certified on 25.05.2009 that portion of said land admeasuring 6 sq.mtrs. is acquired for road widening purpose and effect of the same is shown in other rights column of 7/12 extract of said land vide captioned Mutation Entry.
11. Jayashree Nivrutti Navale was the previous owner of said land.
12. JAYSHREE NIVRUTTI NAVALE have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14161/2022 dated 03/08/2022 respectively.
13. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022

2] SURVEY NO. 35 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 10.94 ARES I.E. 1094 SQ.MTRS.:-

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 14.05.2006-HVL-14-4366-2006 dated 03.06.2006 along with Registration Receipt and Index No. II thereof.

DEVOLUTION OF TITLE:


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1. The land bearing Survey No. 35 (P) Hissa No. 15, Mouje Tathavade was originally owned by Nathu Sakharam Gogawale and Babu Narayan Pawar much prior to the year 1938.
2. Nathu Sakharam Gogawale and Babu Narayan Pawar sold the said land to Eknath Waman Ghanekar by Sale Deed dated 10.05.1938. Effect of the same was recorded vide Mutation Entry No. 224 dated 08.06.1938.
3. One Babu Narayan Pawar was Tenant in the said land as per provisions of Maharashtra Tenancy and Agricultural Lands Act, 1948 and his name was mutated in other rights column of 7/12 extract of the said land vide Mutation Entry No. 435. Copy of the said Mutation Entry is not provided to me.
4. It is transpired from Mutation Entry bearing No. 717 dated 01.05.1957 that as Babu Narayan Pawar was not tilling the said land continuously for period of 2 years, his name appearing in other rights column of 7/12 extract of the said land was deleted and effect of the same was given in the land record of the said land vide captioned Mutation Entry.
5. Eknath Waman Ghanekar sold the land bearing Survey No. 35 Hissa No. 15 to Babu Narayan Pawar by Sale Deed dated 16.04.1955. Effect of the same was recorded vide Mutation Entry No. 646 dated 14.07.1955.
6. It is seen from the 7/12 extract of the land for the year 1992-1993 that, Nivrutti Nagu Gogawale and Devram Nagu Gogawale were the owners of land bearing Survey No. 35 Hissa No. 15/2 admeasuring area of about 00 Hectare 22 Ares.
7. Devram Nagu Gogawale died intestate on 05.06.1998 leaving behind him surviving as his legal heirs and next of kin – Sons – Jijaba Devram Gogawale, Chandrakant Devram Gogawale, Daughters – Yamunabai Umaji Kate, Anusaya Baban Pawar, Janabai Subhash Phalake, Sulochana Suresh Jamdar and Widow – Hirabai Devram Gogawale. Name of deceased deleted and names of said legal heirs were mutated in occupants column of 7/12 extract of the said land vide Mutation Entry bearing No. 2799 dated 25.08.1998 certified on 22.12.1998.
8. Nivrutti Nagu Gogawale sold his share in the said land admeasuring area of about 00 Hectare 11 Ares to Jayashree Nivrutti Navale by Sale Deed dated 14.05.2006 which is duly registered in the office of Sub Registrar Haveli No. 14 at Serial No. 4366 of 2006 on 03.06.2006. Effect


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of the same was given in the land record of the said land vide Mutation Entry No. 4102 dated 02.08.2006 certified on 05.03.2009.

9. It is transpired from Mutation Entry bearing No. 4797 dated 15.05.2009 certified on 25.05.2009 that portion of said land admeasuring 6 sq.mtrs. is acquired for road widening purpose and effect of the same is shown in other rights column of 7/12 extract of said land vide captioned Mutation Entry.
10. Jayashree Nivrutti Navale was the previous owner of said land.
11. JAYSHREE NIVRUTTI NAVALE have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14161/2022 dated 03/08/2022 respectively.
12. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022

3] SURVEY NO. 32 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 8 ARES I.E. 800 SQ.MTRS.:-

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 07.06.2006-HVL-14-7140-2006 dated 07.09.2006 along with Registration Receipt and Index No. II thereof.
4. Government Resolution dated 09.07.2002 issued by Maharashtra Government.

DEVOLUTION OF TITLE:

1. The land bearing Survey No. 32 (P) Hissa No. 10, Mouje Tathavade was originally owned by Rama Dhondiba Pawar much prior to the year 1941.


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2. Rama Dhondiba Pawar died intestate on 04.09.1945 leaving behind him surviving as his legal heir and next of kin – Maruti Shidu Pawar. Name of deceased was deleted and name of said legal heir was mutated in occupants column of 7/12 extract of said land vide Mutation Entry bearing No. 372.
3. It is transpired from Mutation Entry bearing No. 550 dated 18.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.
4. It is transpired from Mutation Entry bearing No. 980 dated 16.10.1963 read with Mutation Entry No. 1048 dated 31.05.1968 that said land being Patil Inam Land name of Government is mutated in Occupants column above name of land owner. Effect of the same was given in the land record of the said land vide captioned Mutation Entry.
5. It is transpired from Mutation Entry bearing No. 1232 dated 18.11.1977 that the Inam lands were re-granted to the original owners on New Tenure. Effect of the same was given in the land record of the said land vide captioned mutation entry.
6. Maruti Shidu Pawar died intestate leaving behind him surviving as his legal heirs and next of kin Sons – Dinkar Maruti Pawar and Prabhakar Maruti Pawar. Name of deceased deleted and names of said legal heirs were mutated in the 7/12 extract of the said land vide Mutation Entry No. 1361.
7. Government Resolution dated 09.07.2002 issued by Maharashtra Government, that no prior permission for transfer of land is required. However, after transfer land continued its status as Occupant Class 2, subject to the terms and conditions mentioned in the said Government Resolution dated 09.07.2002.
8. By Sale Deed dated 07.06.2006 Dinkar Maruti Pawar and Prabhakar Maruti Pawar sold the said land to Jayashree Nivrutti Navale. Said Sale Deed dated 07.06.2006 is duly registered in the office of Sub Registrar Haveli No. 14 at Serial No. 7140 of 2006 on 07.09.2006. Effect of the same was recorded in the land record of the said land vide Mutation Entry bearing No. 4140 dated 10.10.2006 certified on 06.09.2007.


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9. Said Land is on New Tenure.
10. Jayashree Nivrutti Navale was the previous owner of said land.
11. JAYSHREE NIVRUTTI NAVALE have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14161/2022 dated 03/08/2022 respectively.
12. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022

4] SURVEY NO. 35 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 6 ARES I.E. 600 SQ.MTRS.:-

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 18.12.2007-HVL-15-9387-2007 along with Registration Receipt and Index No. II thereof.

DEVOLUTION OF TITLE:

1. The land bearing Survey No. 35 (P) Hissa No. 19, Mouje Tathavade was originally owned by Genu Hari Pawar much prior to the year 1941.
2. It is transpired from the Mutation Entry bearing No. 493 dated 18.06.1951 that one Rama Savaleram Pawar was tenant in the said land as per the provisions of Maharashtra Tenancy and Agricultural Lands Act, 1948.
3. It is transpired from Mutation Entry bearing No. 557 dated 18.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.


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4. Genu Hari Pawar died intestate on 11.11.1973 leaving behind him surviving as his legal heir and next of kin – Khandu Genu Pawar and Sitaram Genu Pawar. Name of deceased was deleted and names of said legal heirs were mutated in occupants column of 7/12 extract of said land vide Mutation Entry bearing No. 1216 dated 04.07.1977.
5. Khandu Genu Pawar died intestate leaving behind him surviving as his legal heir and next of kin – Navnath Khandu Pawar, Eknath Khandu Pawar and Muktabai Khandu Pawar. Name of deceased was deleted and names of said legal heirs were mutated in occupants column of 7/12 extract of said land vide Mutation Entry bearing No. 2495.
6. Eknath Khandu Pawar died intestate on 31.05.2004 leaving behind him surviving as his legal heir and next of kin – Keshav Eknath Pawar and Kavita Eknath Pawar. Name of deceased was deleted and names of said legal heirs were mutated in occupants column of 7/12 extract of said land vide Mutation Entry bearing No. 3841 dated 02.12.2004 certified on 09.02.2005.
7. By Sale Deed dated 18.12.2007 said owners namely – Sitaram Genu Pawar, Navnath Khandu Pawar, Muktabai Khandu Pawar, Keshav Eknath Pawar and Kavita Eknath Pawar sold the said land to Jayashree Nivrutti Navale. The said Sale Deed dated 18.12.2007 is duly registered in the office of Sub Registrar Haveli No. 15 at Serial No. 9387 of 2007. Effect of the same was given in the land record of the said land vide Mutation Entry bearing No. 4436 dated 25.01.2008 certified on 31.03.2008. While effecting the said Mutation Entry name of Sitaram is erroneously mentioned as Sitabai.
8. Jayashree Nivrutti Navale was the previous owner of said land.
9. JAYSHREE NIVRUTTI NAVALE have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14161/2022 dated 03/08/2022 respectively.
10. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022


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**5] SURVEY NO. 35 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 5
ARES I.E. 500 SQ.MTRS.:-**

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 13.04.2014-MLS-2083-2014 along with Registration Receipt and Index No. II thereof.

DEVOLUTION OF TITLE:

1. It is seen from Mutation Entry No. 221 dated 29.04.1938 that, the land bearing Survey No. 35 (P) Hissa No. 18/A, Mouje Tathavade was originally owned by Laxman Tukaram Pawar.
2. It is transpired from Mutation Entry bearing No. 524 dated 18.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.
3. Laxman Tukaram Pawar died intestate leaving behind him surviving as his legal heir and next of kin – Sons – Namdev Laxman Pawar, Sopana Laxman Pawar, Dnyaneshwar Laxman Pawar, Babu Laxman Pawar, Daughters Leelabai Laxman Pawar, Muktabai Laxman Pawar and Widow Anjanabai Laxman Pawar. Name of deceased was deleted and name of said Namdev Laxman Pawar is mutated in occupants column of 7/12 extract of said land as Karta of his Hindu Undivided Family vide Mutation Entry bearing No. 1007 dated 01.10.1965.
4. It is transpired from Mutation Entry bearing No. 2033 dated 20.11.1990 that in pursuance of family partition by and between Namdev Laxman Pawar and Waman Tukaram Pawar U/s 85 of Maharashtra Land Revenue Code, 1966 and in pursuance of Order of Tahasildar Mulshi bearing No. TLG/SR/Vatap 58/89 dated 25.09.1990, that the said land came to absolute share of Waman Tukaram Pawar. Effect of the same was given in the land record of the said land vide captioned Mutation Entry.


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5. Waman Tukaram Pawar died intestate leaving behind him surviving as his legal heir and next of kin – Ramchandra Waman Pawar, Dattatray Waman Pawar, Nathu Waman Pawar, Jyotiba Waman Pawar and Rangubai Waman Pawar. Name of deceased was deleted and names of said legal heirs were mutated in occupants column of 7/12 extract of said land vide Mutation Entry bearing No. 2444.
6. Rangubai Waman Pawar died on 08.01.2001. Accordingly her name was deleted from the 7/12 extract of the said land vide Mutation Entry No. 3780 dated 06.07.2004.
7. Ramchandra Waman Pawar died intestate on 08.09.2001 leaving behind him surviving as his legal heir and next of kin – Sons – Sunil Ramchandra Pawar, Adhik Ramchandra Pawar, Daughter Kalpana Kantilal Yevale, Savita Sharad Devkar and Widow Rukmini Ramchandra Pawar. Name of deceased was deleted and names of said legal heirs were mutated in occupants column of 7/12 extract of said land vide Mutation Entry bearing No. 3403 dated 12.10.2001.
8. Dattatray Waman Pawar, Nathu Waman Pawar, Jyotiba Waman Pawar, Sunil Ramchandra Pawar, Adhik Ramchandra Pawar, Kalpana Kantilal Yevale, Savita Sharad Devkar and Rukmini Ramchandra Pawar sold the said land to Jayashree Nivrutti Navale by Sale Deed dated 13.04.2014 which is duly registered in the office of Sub Registrar Mulshi at Serial No. 2083 of 2014. Effect of the same was given in the land record.
9. Jayashree Nivrutti Navale availed credit facility from Prerana Co-Operative Bank Limited, Thergav and for securing repayment of the said credit facility mortgaged said land along with other lands in favor of said Mortgagee Bank. Effect of the same was given in other rights column of 7/12 extracts of the said land vide Mutation Entry bearing No. 4093 dated 27.06.2006 certified on 22.12.2006. Said credit facility was repaid in full and accordingly said charge was deleted from land record of the mortgaged lands vide Mutation Entry bearing No. 6955 dated 07.10.2019 certified on 24.01.2020.
10. Jayashree Nivrutti Navale was the previous owner of said land.


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11. JAYSHREE NIVRUTTI NAVALE have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14161/2022 dated 03/08/2022 respectively.

12. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022

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**6] SURVEY NO. 35 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 4
ARES I.E. 400 SQ.MTRS.:-**

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 15.04.2004-MLS-15-2173-2004 along with Registration Receipt and Index No. II thereof.

DEVOLUTION OF TITLE:

1. It is seen from Mutation Entry No. 165 that, the land bearing Survey No. 35 (P) Hissa No. 18/B, Mouje Tathavade was originally owned by Rama Savaleram Pawar.
2. It is transpired from Mutation Entry bearing No. 544 dated 18.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.
3. It is transpired from Mutation Entry bearing No. 838 dated 11.02.1962 that since Bhagwant Ganpat Sapkal was in occupation of the said land his name was recorded in occupants column of 7/12 extract of the said land.
4. Bhagwant Ganpat Sapkal sold the said land to Sitaram Rambhau Pawar on 12.06.1962. Effect of the same was recorded in the land record of the said land vide Mutation Entry bearing No. 946 dated 06.10.1962.
5. Sitaram Rambhau Pawar sold the said land to Bhiku Kashiram Shelke on 04.04.1966. Effect of the same was recorded in the land record of the said land vide Mutation Entry bearing No. 1227 dated 02.11.1977.
6. Bhiku Kashiram Shelke sold the said land to Jayashree Nivrutti Navale by Sale Deed dated 15.04.2004 which is duly registered in the office of Sub Registrar Mulshi at Serial No. 2173 of 2004 on 17.04.2004. Effect of the same was given in the land record vide


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Mutation Entry bearing No. 3755 dated 21.06.2004 certified on 29.07.2004.

7. Jayashree Nivrutti Navale availed credit facility from Prerana Co-Operative Bank Limited, Thergav and for securing repayment of the said credit facility mortgaged said land along with other lands in favor of said Mortgagee Bank. Effect of the same was given in other rights column of 7/12 extracts of the said land vide Mutation Entry bearing No. 4093 dated 27.06.2006 certified on 22.12.2006. Said credit facility was repaid in full and accordingly said charge was deleted from land record of the mortgaged lands vide Mutation Entry bearing No. 6955 dated 07.10.2019 certified on 24.01.2020.
8. Jayashree Nivrutti Navale was the previous owner of said land.
9. JAYSHREE NIVRUTTI NAVALE have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14161/2022 dated 03/08/2022 respectively.
10. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7588 on dated 28/09/2022


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**7] SURVEY NO. 32 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 5
ARES I.E. 500 SQ.MTRS.**

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 17.08.2001-MLS-4392-2001.

DEVOLUTION OF TITLE:

1. The land bearing Survey No. 32 (P) Hissa No. 1, Mouje Tathavade was originally owned by Mahadu Pandu Pawar and Narayan Vithu Pawar.
2. Narayan Vithu Pawar died intestate on 09.09.1932 leaving behind him surviving as his legal heirs and next of kin Sons – Bapu, Hari, Chintaman and Widow Sitabai. Name of deceased was deleted and names of said legal heirs were mutated in the land record of the said land vide Mutation Entry bearing No. 231 dated 13.10.1932.
3. It is transpired from Mutation Entry bearing No. 532 dated 18.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.
4. It is transpired from Mutation Entry bearing No. 980 dated 16.10.1963 read with Mutation Entry No. 1048 dated 31.05.1968 that said land being Patil Inam Land name of Government is mutated in Occupants column above name of land owner. Effect of the same was given in the land record of the said land vide captioned Mutation Entry.
5. Mahadu Pandu Pawar died intestate leaving behind him surviving as his legal heirs and next of kin Sons – Hanumant, Kisan, daughters – Shakuntala Poonamchand Shivanekar, Jijabai Raosaheb Murkute, Ranubai Damu Tapkir and Vatsalabai Dattoaba Nanekar. Name of deceased was deleted and names of said legal heirs (Son – in Occupants column) and (Daughters – In other rights) were mutated in the land record of the said land vide Mutation Entry bearing No. 1585 dated 20.03.1986.


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6. Hari alias Haribhau Narayan Pawar died on 07.12.1986 leaving behind him surviving as his legal heirs and next of kin Sons – Sudam, Ramchandra, Laxman, Sham, daughters – Subhadra Dhondiba Mund, Pramil Taras, Indubai Pandurang Bharane, Adama Appa Mandekar and Widow Bhagubai Haribhau Pawar. Name of deceased was deleted and names of said legal heirs (Son and Widow - in Occupants column) and (Daughters – In other rights) were mutated in the land record of the said land vide Mutation Entry bearing No. 1658.
7. As per Order of Tahasildar, Mulshi dated 04.11.1987, names of legal heirs of deceased Hari alias Haribhau Narayan Pawar mutated in the land record of the said land vide Mutation Entry bearing No. 1658 were deleted and name of Hari Narayan Pawar (Mumbaikar) is mutated in the land record as per Mutation Entry bearing No. 1745 dated 15.11.1987.
8. Babu Narayan Pawar availed credit facility from Shree Saint Tukaram Maharaj Vikas Seva Co-Operative So Tathavade and charge of the same was mutated in other rights column of 7/12 extract of the said land vide Mutation Entry No. 2148 dated 07.01.1992. Said charge is still in existence.
9. Babu Narayan Pawar died intestate on 28.04.1998 leaving behind him surviving as his legal heirs and next of kin Son – Gorakhnath Babu Pawar, Daughters – Janabai Hanumant Chandere, Muktabai Gajanan Taras and Baydabai Digamber Yelwande. Name of deceased deleted and names of said legal heirs were mutated in Occupants column of 7/12 extract of said land bearing Survey No. 35 Hissa No. 15/1 admeasuring area of about 00 Hectare 23 Ares vide Mutation Entry No. 2676 dated 23.10.1997.
10. By Sale Deed dated 17.08.2001, (1) Shakuntala Poonamchand Shivanekar, (2) Jijabai Raosaheb Murkute, (3) Ranubai Damu Tapkir, (4) Vatsalabai Dattoba Nanekar, (5) Kisan Mahadu Pawar, (6) Balu alias Gorakhanath Babu Pawar, (7) Chintaman Narayan Pawar, (8) Hari Narayan Pawar and (9) Hanumant Mahadu Pawar (For self and as constituted attorney of Nos. 1 to 8 above) sold, transferred, assigned and conveyed said land to Bhausahab Baburao Bahirat. The said Sale Deed dated 17.08.2001 is duly registered in the office of Sub Registrar Mulshi at Serial No. 4392 of 2001. Effect of the same was given in the land record of the said land vide Mutation Entry bearing No. 3373 dated 10.09.2001 certified on 04.09.2002.


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The said land is on new tenure and hence permission for sale is obtained from the office of Tahasildar Mulshi vide Order bearing No. Watan/Vashi130/2001 dated 13.07.2001.

11. It is transpired from Mutation Entry bearing No. 4797 dated 15.05.2009 certified on 25.05.2009 that portion of said land admeasuring 500 sq.mtrs. is acquired for road widening purpose and effect of the same is shown in other rights column of 7/12 extract of said land vide captioned Mutation Entry.
12. The said land is on new tenure and nazarana needs to be paid for non agricultural use thereof and for its transfer permission from Competent Authority is required.
13. Bhausahab Baburao Bahirat was previous owner of said land and then BHAUSAHEB BABURAO BAHIRAT have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 15513/2022 dated 24/08/2022, respectively.
14. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7596 on dated 24/08/2022
15. AND then, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE handed over the said land for Road to Pimpri Chinchwad Municipal Corporation and then Pimpri Chinchwad Municipal Corporation came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7648 on dated 01/12/2022


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**8] SURVEY NO. 32 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 2
ARES I.E. 200 SQ.MTRS.**

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. By Sale Deed dated 04.02.1999-MLS-2508-1999 dated 03.07.1999.

DEVOLUTION OF TITLE:

1. The land bearing Survey No. 32 (P) Hissa No. 2 admeasuring area of about 00 Hectare 04 Ares was originally owned and possessed by Kondiba Ganpati Pawar much prior to year 1941.
2. It is transpired from Mutation Entry bearing No. 525 dated 08.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.
3. It is transpired from Mutation Entry bearing No. 980 dated 16.10.1963 read with Mutation Entry No. 1048 dated 31.05.1968 that said land being Patil Inam Land name of Government is mutated in Occupants column above name of land owner. Effect of the same was given in the land record of the said land vide captioned Mutation Entry.
4. It is transpired from Mutation Entry bearing No. 1232 dated 18.11.1977 that the Inam lands were re-granted to the original owners on New Tenure. Effect of the same was given in the land record of the said land vide captioned mutation entry.
5. Kondiba Ganpati Pawar died leaving behind him his legal heirs and next of kin, son- Vasant Kondiba Pawar, daughter- Vimal Baraku Shivanekar and widow- Sakubai Kondiba Pawar. Name of deceased was deleted and Name of Vasant Kondiba Pawar was mutated in Occupants column and names of Vimal Baraku Shivanekar and Sakubai Kondiba Pawar were mutated in other rights column of 7/12 extract of the said land vide Mutation Entry bearing No. 1100 dated 19.12.1971.
6. It is transpired from Mutation Entry bearing No. 1605 dated 13.08.1986 that as per order of Tahasildar Mulshi dated 29.08.1985, said land was granted on Old Tenure and for non agricultural use thereof nazarana


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needs to be paid. Effect of the same was given in other rights column of 7/12 extract of the said land.

7. It is transpired from the Mutation Entry bearing No. 1960 dated 02.05.1990 that in pursuance of Order of Tahasildar Mulshi, relating to Partition of land U/s 85 of Maharashtra Land Revenue Code, 1966, made by and between Vasant Kondiba Pawar and Rambhau Pawar, accordingly, land bearing Survey No. 32 Hissa No. 2 admeasuring area of about 00 Hectare 02 Ares was allotted to the share of Vasant Kondiba Pawar and the land bearing Survey No. 32 Hissa No. 2/1 admeasuring area of about 00 Hectare 2 Ares was allotted to the share of Rambhau Ganpat Pawar.
8. By Sale Deed dated 04.02.1999 Vasant Kondiba Pawar sold, transferred, assigned and conveyed said land to Bhausahab Baburao Bahirat. Said Sale Deed dated 04.02.1999 is duly registered in the office of Sub Registrar Mulshi at Serial No. 2508 of 1999 on 03.07.1999. Effect of the same was recorded in the land record of the said land vide Mutation Entry No. 6911.
9. It is transpired from Mutation Entry bearing No. 4797 dated 15.05.2009 certified on 25.05.2009 that portion of said land admeasuring 7 sq.mtrs. is acquired for road widening purpose and effect of the same is shown in other rights column of 7/12 extract of said land vide captioned Mutation Entry.
10. The said land is on new tenure and nazarana needs to be paid for non agricultural use thereof and for its transfer permission from Competent Authority is required.
11. Bhausahab Baburao Bahirat was previous owner of said land and then BHAUSAHEB BABURAO BAHIRAT have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 15513/2022 dated 24/08/2022, respectively..
12. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract for area admeasuring 0.0193 Ares on


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the above mentioned Survey Number pursuant to the mutation entry No. 7596 on dated 24/08/2022

13. AND then , HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE handed over the said land for Road to Pimpri Chinchwad Municipal Corporation and then Pimpri Chinchwad Municipal Corporation came on 7/12 Extract for area admeasuring 0.00.07 Ares on the above mentioned Survey Number pursuant to the mutation entry No. 7648 on dated 01/12/2022

9] SURVEY NO. 32 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 1.93 ARES I.E. 193 SQ.MTRS.

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Sale Deed dated 04.02.1999-MLS-2509-1999 dated 03.07.1999.

DEVOLUTION OF TITLE:

1. The land bearing Survey No. 32 (P) Hissa No. 2/1 admeasuring area of about 00 Hectare 2 Ares was originally owned by Rambhau Ganpat Pawar.
2. Rambhau Ganpat Pawar and his sons Mahadev Rambhau Pawar and Ganesh Rambhau Pawar sold the said land to Bhausahab Baburao Bahirat by Sale Deed dated 03.07.1999. Effect of the same was recorded in the land record of the said land vide Mutation Entry No. 2999 dated 08.10.1999.
3. It is transpired from Mutation Entry bearing No. 4797 dated 15.05.2009 certified on 25.05.2009 that portion of said land admeasuring 7 sq.mtrs. is acquired for road widening purpose and effect of the same is shown in other rights column of 7/12 extract of said land vide captioned Mutation Entry.
4. Bhausahab Baburao Bahirat was previous owner of said land and then BHAUSAHEB BABURAO BAHIRAT have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the


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Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 15513/2022 dated 24/08/2022, respectively.

5. AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE came on 7/12 Extract for area admeasuring 0.0193 Ares on the above mentioned Survey Number pursuant to the mutation entry No. 7596 on dated 24/08/2022
6. AND then , HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE handed over the said land for Road to Pimpri Chinchwad Municipal Corporation and then Pimpri Chinchwad Municipal Corporation came on 7/12 Extract for area admeasuring 0.00.07 Ares on the above mentioned Survey Number pursuant to the mutation entry No. 7648 on dated 01/12/2022

10] SURVEY NO. 32 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 04 ARES I.E. 400 SQ.MTRS.

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Order dated 20.02.2007 bearing No. Vatan/Old Tenure/SR/2/07 issued by Tahasidar Mulshi.
4. Sale Deed dated 17.09.2019-HVL-18-5108-2019 along with Registration Receipt and Index No. II thereof.
5. Order dated 02.05.2016 issued by Charity Commissioner, Pune below Application No. 55 of 2016.

DEVOLUTION OF TITLE:

1. It is seen from the 7/12 extract of the land bearing Survey No. 32 (P) Hissa No. 11 for the year 1941-1942 that the land bearing Survey No. 32 Hissa No. 11 admeasuring area of about 00 Hectare 8 Ares was originally owned by Narayan Genu Pawar and Bala Genu Pawar.
2. It is transpired from Mutation Entry bearing No. 551 dated 18.10.1951 that said land is designed as fragment as per the provisions of Maharashtra Prevention of Fragmentation and Consolidation of


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Holdings Act, 1947 and effect of the same was given in the land record of the said land vide captioned mutation entry.

3. Bala Genu Pawar expired leaving behind him surviving as his legal heirs and next of kin – Sons – Nivrutti, Dnyanu, Sopan, daughters – Shababai Kalu Sane, Muktabai Nivrutti Ghule and Usbai Sadhu Waghire. Name of deceased was deleted and name of Nivrutti Bala Pawar was mutated as karta and manager of his Hindu Undivided Family vide Mutation Entry bearing No. 973 dated 14.09.1963.
4. It is transpired from Mutation Entry bearing No. 980 dated 16.10.1963 read with Mutation Entry No. 1048 dated 31.05.1968 that said land being Patil Inam Land name of Government is mutated in Occupants column above name of land owner. Effect of the same was given in the land record of the said land vide captioned Mutation Entry.
5. It is transpired from Mutation Entry bearing No. 1064 dated 04.05.1969 that, partition was effected by and between Haribhau Narayan Pawar and Nivrutti Bala Pawar and in pursuance of that the land bearing Survey No. 32 (P)1 admeasuring area of about 00 Hectare 04 Ares was allotted to share of Nivrutti Bala Pawar. While effecting the said Mutation Entry Survey No. of the land is mentioned as Survey No. 32 (P)1P. However, new 7/12 extract with Survey No. 32 (P)1/A was opened in the name of Nivrutti Bala Pawar.
6. It is transpired from Mutation Entry bearing No. 1232 dated 18.11.1977 that the Inam lands were re-granted to the original owners on New Tenure. Effect of the same was given in the land record of the said land vide captioned mutation entry.
7. It is transpired from Mutation Entry bearing No. 2225 dated 04.01.1993 that in pursuance of Order of Tahasidar Mulshi bearing No. Vatan/SR-54/92 dated 31.12.1992 read with Circular of Collector Pune bearing No. 243/11 dated 28.04.1992 said land was granted to Nivrutti Bala Pawar on new tenure and name of Government is deleted vide the captioned Mutation Entry.
8. Nivrutti Bala Pawar died on 25.03.1994 leaving behind him surviving as his legal heir and next of kin daughter Anjani Tukaram Kharade. Name of deceased was deleted and name of said legal heir was mutated in Occupants column of 7/12 extract of said land bearing Survey No. 32


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(P)1/A admeasuring area of about 00 Hectare 4 Ares vide Mutation Entry No. 3569 dated 02.12.2002.

9. Anjani alias Anjanabai Tukaram Kharade sold the said land to Sangram Madhavrao Deshmukh by Sale Deed dated 23.03.2007 registered in the office of Sub Registrar Haveli No. 20 at Serial No. 2959 of 2007. Effect of the same was recorded on revenue record of the said land vide Mutation Entry No. 4248 dated 10.04.2007. This sale deed is executed and registered prior to obtaining permission of Tahasildar Mulshi which is obtained vide No. Vatan/Old Tenure/SR/02/07 dated 20.07.2007.
10. Sangram Madhavrao Deshmukh sold the said land to Gramoday Trust through its Managing Trustee Satyajeet Sudhir Tambe by Sale Deed dated 14.06.2016 registered in the office of Sub Registrar Haveli No. 20 at Serial No. 2961 of 2007. Effect of the same was recorded on revenue record of the said land vide Mutation Entry No. 4250 dated 10.04.2007.
11. Gramoday Trust through its Managing Trustee Satyajeet Sudhir Tambe sold the said land to Tukaram Shankar Gaikwad by Sale Deed dated 17.09.2019 registered in the office of Sub Registrar Haveli No. 18 at Serial No. 5108 of 2019. Effect of the same was given in the land record of the said land vide Mutation Entry bearing No. 6472 dated 15.02.2017 certified on 17.09.2019. As per the recitals of the said Sale Deed dated 17.09.2019, it is transpired that requisite permissions vide application dated 55/2016. For the purpose of this presents, I am relying on the said representation.
12. It is transpired from Mutation Entry bearing No. 5679 dated 02.04.2012 that Gramoday Trust through its Managing Trustee Sudhir Bhaskarrao Tambe, Satyajeet Sudhir Tambe, Anjali Sudhir Tambe, Vilas Namdev Dighe and Satyajeet Sudhir Tambe in his capacity as Managing Trustee of the said Trust, availed credit facility from The Mahanagar Co-Operative Bank Limited and for securing repayment thereof has mortgaged lands bearing Survey Nos. 31, 32/9/3, 32 (P)3, 32 (P)4 and 32 (P)4/1. However, remark of said charge is also mutated in other rights column of 7/12 extract of the said land.
13. Tukaram Shankar Gaikwad was previous owner of said land and then TUKARAM SHANKAR GAIKWAD have executed separately Sale


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Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14155/2022 dated 03/08/2022 respectively.

14. **AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7589 on dated 28/09/2022.

11] SURVEY NO. 32 (P) ADMEASURING AREA OF ABOUT 00 HECTARE 04 ARES I.E. 400 SQ.MTRS.

DOCUMENTS MADE AVAILABLE:

1. 7/12 extracts of land.
2. Mutation Entries appearing on 7/12 extract of land.
3. Order dated 20.02.2007 bearing No. Vatan/Old Tenure/SR/2/07 issued by Tahasidar Mulshi.
4. Sale Deed dated 17.09.2019-HVL-18-5108-2019 along with Registration Receipt and Index No. II thereof.

DEVOLUTION OF TITLE:

1. It is seen from the 7/12 extract of the land bearing Survey No. 32 (P) Hissa No. 11/B admeasuring area of about 00 Hectare 04 Ares was owned and possessed by Nivrutti Bala Pawar.
2. It is transpired from Mutation Entry bearing No. 980 dated 16.10.1963 read with Mutation Entry No. 1048 dated 31.05.1968 that said land being Patil Inam Land name of Government is mutated in Occupants column above name of land owner. Effect of the same was given in the land record of the said land vide captioned Mutation Entry.
3. It is transpired from Mutation Entry bearing No. 1232 dated 18.11.1977 that the Inam lands were re-granted to the original owners on New Tenure. Effect of the same was given in the land record of the said land vide captioned mutation entry.


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4. It is transpired from Mutation Entry bearing No. 2225 dated 04.01.1993 that in pursuance of Order of Tahasidar Mulshi bearing No. Vatan/SR-54/92 dated 31.12.1992 read with Circular of Collector Pune bearing No. 243/11 dated 28.04.1992 said land was granted to Nivrutti Bala Pawar on new tenure and name of Government is deleted vide the captioned Mutation Entry.
5. Nivrutti Bala Pawar died on 25.03.1994 leaving behind him surviving as his legal heir and next of kin daughter Anjani Tukaram Kharade. Name of deceased was deleted and name of said legal heir was mutated in Occupants column of 7/12 extract of said land bearing Survey No. 32 (P)1/A admeasuring area of about 00 Hectare 4 Ares vide Mutation Entry No. 3569 dated 02.12.2002.
6. Anjani alias Anjanabai Tukaram Kharade sold the said land to Sangram Madhavrao Deshmukh by Sale Deed dated 23.03.2007 registered in the office of Sub Registrar Haveli No. 20 at Serial No. 2959 of 2007. Effect of the same was recorded on revenue record of the said land vide Mutation Entry No. 4248 dated 10.04.2007. This sale deed is executed and registered prior to obtaining permission of Tahasildar Mulshi which is obtained vide No. Vatan/Old Tenure/SR/02/07 dated 20.07.2007.
7. Sangram Madhavrao Deshmukh sold the said land to Gramoday Trust through its Managing Trustee Satyajeet Sudhir Tambe by Sale Deed dated 14.06.2016 registered in the office of Sub Registrar Haveli No. 20 at Serial No. 2961 of 2007. Effect of the same was recorded on revenue record of the said land vide Mutation Entry No. 4250 dated 10.04.2007 read with Mutation Entry No. 4512 dated 23.05.2008 (This mutation is passed in the land record of the said land in pursuance of Order of Sub Divisional Officer, Maval Sub Division Pune in RTS Appeal No. A/63/2008).
15. Gramoday Trust through its Managing Trustee Satyajeet Sudhir Tambe sold the said land to Tukaram Shankar Gaikwad by Sale Deed dated 17.09.2019 registered in the office of Sub Registrar Haveli No. 18 at Serial No. 5108 of 2019. Effect of the same was given in the land record of the said land vide Mutation Entry bearing No. 6472 dated 15.02.2017 certified on 17.09.2019. As per the recitals of the said Sale Deed dated 17.09.2019, it is transpired that requisite permissions vide application dated 55/2016. For the purpose of this presents, I am relying on the said representation.


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16. It is transpired from Mutation Entry bearing No. 5679 dated 02.04.2012 that Gramoday Trust through its Managing Trustee Sudhir Bhaskarrao Tambe, Satyajeet Sudhir Tambe, Anjali Sudhir Tambe, Vilas Namdev Dighe and Satyajeet Sudhir Tambe in his capacity as Managing Trustee of the said Trust, availed credit facility from The Mahanagar Co-Operative Bank Limited and for securing repayment thereof has mortgaged lands bearing Survey Nos. 31, 32/9/3, 32 (P)3, 32 (P)4 and 32 (P)4/1. However, remark of said charge is also mutated in other rights column of 7/12 extract of the said land.
17. Tukaram Shankar Gaikwad was previous owner of said land and then TUKARAM SHANKAR GAIKWAD have executed separately Sale Deed Agreements of the said land, in favour of **HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** (Hereinafter referred to as the Promoter/Developer). The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14155/2022 dated 03/08/2022 respectively.
18. **AND WHEREAS, HARIVISHVA DEVELOPERS LLP, THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** came on 7/12 Extract on the above mentioned Survey Numbers pursuant to the mutation entry No. 7589 on dated 28/09/2022.

4. Qualifying Comments / Remarks

- For the purpose of this opinion I have relied upon-
 - Photo copies of title documents.
 - Photo Copies of Land record
- For the purpose of this documents is filled as title certificate in fact it is opinion based on the documents I have received this certificate has been provided as the request of the client whom was addressed.
- Except as specifically stated in this present. I have not carried out any searches on websites or in the records of any court or governmental or regulatory agencies, authorities or bodies and have accepted based on your assertion that there are no pending litigations proceeding, enquiries etc., before any court of law tribunal or authority in respect of the said property. I have assumed that there is no disputes between the previous owners and predecessors in the


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joint family holding and that whatever individual deeds and agreement have been executed in terms of family understanding / settlement between the family members except as specifically stated in this presents.

4. It is further clarified for the proposes of issuance of this report (A) I have assumed (I) The right constitution deed of legal capacity of all persons, natural or artificial to execute the documents mentioned herein genuineness of all signatures, and authenticity of all documents submitted to me as original, certified or photocopies and have not examined the same. (II) that all permissions, if necessary have been obtained, (III) the accuracy and completeness of all the factual representations made in the documents (IV) that there have been no changes, amendments or modifications to the documents examined by me, (B) I have relied upon the information relating to (I) Lineage and family tree on the basis of the revenue records made available and information provided to me by my clients, (II) physical areas of the said property or portions thereof on the basis of the revenue records made available and information provided to me by my clients and (III) boundaries of the said property on the basis of documents and information provided to me by my clients.
5. This opinion is addressed to **HARIVISHVA DEVELOPERS LLP, THROUGH ITS** alone. This opinion may not be disclosed, furnished, quanted, or relied upon by any person or entity other than **HARIVISHVA DEVELOPERS LLP** without my prior written consent, it may however, be disclosed or furnished by HARIVISHVA DEVELOPERS LLP as may be required in **connection** with any transaction or legal process.
6. I have also caused to be carried out searches in the Index II registers available in the office of the joint sub Registrar, Mulshi and Haveli Nos. 1 to 27 for a period commencing **from the year 1993 till date** I have been during the course of searches I have been during the course of searches no entry evidencing any encumbrances of whatswsoever nature in and upon the said property has been found., The index II registers in the office of Sub Registrar not properly maintained, illegible and some of index II registers are also missing and not available for perusal further some of Index II extracts were in the form of torn loose sheets and not legible. During the same search taken by me for the said period I have found some entry of land respect to the property. The Receipt for the Fees dated 14/07/2023


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bearing Receipt Serial No. MH005218059202324E paid towards the Search is attached herewith.

AND WHEREAS their are various agreements been registered of numbers of customers with **HARIVISHVA DEVELOPERS LLP THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE** regarding phase I of the said Land.

Name of Owners :-

HARIVISHVA DEVELOPERS LLP, a duly registered partnership firm under the provision of the Indian Partnership Act, 1932 **through the hands of its Partner Prashant Tukaram Gaikwad and Harish Nivrutti Navale.** Having its business address at Survye No. 35P, 32P, Tathwade, Taluka Mulashi, Dist Pune – 411033. The said Sale Deed Agreements were duly registered in the office of Sub Registrar Haveli No. 26 Pune at serial No. 14155/2022 dated 03/08/2022 respectively.

In view and subject to what is stated above, I certify in my opinion **HARIVISHVA DEVELOPERS LLP** a duly registered partnership firm under the provision of the Indian Partnership Act, 1932 through the hands of its Partner Prashant Tukaram Gaikwad and Harish Nivrutti Navale. Having its business address at Survye No. 35P, 32P, Tathwade, Taluka Mulashi, Dist Pune – 411033 **THROUGH ITS PARTNERS 1. PRASHANT TUKARAM GAIKWAD & 2.HARISH NIVRUTTI NAVALE.** Are well and sufficiently entitled to the said property as the owners thereof and have a marketable title to the same and the that the said property is free from known encumbrances and reasonable doubts.

Owners of the land

- 1) Harivishva Developers LLP through its Partner Mr. Prashant Tukaram Gaikwad with Sr No. 32P & 35P with Serial No. 14155/2022 dated 03/08/2022.
- 2) Harivishva Developers LLP through its Partner Mr. Harish Nivrutti Navale with Sr No. 32P & 35P with Serial No. 14155/2022 dated 03/08/2022.

Dated this 14th day of July, 2023


MOHAN D. OWHAL
Advocate
Pune

Adv. MOHAN D. OWHAL
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