



CHALLAN
MTR Form Number-6



GRN	MH017374935202425E	BARCODE	[Barcode]		Date	07/03/2025-13:08:58		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	Adv. Parmeshwar Madhavrao Patil			
Location	PUNE								
Year	2024-2025 One Time				Flat/Block No.	S No. 63/3B			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			750.00		Road/Street	Hadapsar			
					Area/Locality	Pune			
					Town/City/District				
					PIN	4	1	1	0 2 8
					Remarks (If Any)	Search for 30 years 1996-2025			
					Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00		Words				
Payment Details	UNION BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	02901792025030715589	529589303	
Cheque/DD No.					Bank Date	RBI Date	07/03/2025-13:10:50	Not Verified with RBI	
Name of Bank					Bank-Branch	UNION BANK OF INDIA			
Name of Branch					Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9850575740

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन 'टाइम ऑफ पेमेंट' मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्तांसाठी लागू नाही.

PARMESHWAR M. PATIL

B.S.L., LL.B.

ADVOCATE

Office No. 4, 1st Floor, M.P.B. Chambers, Pune-Solapur Road, S. No. 156/10, Hadapsar, Pune - 411 028. • adv_param57@yahoo.com • 9850575740

Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Date :

FORMAT - A

(Circular No. 28/2021)

To,
MahaRERA
Pune.

LEGAL TITLE REPORT

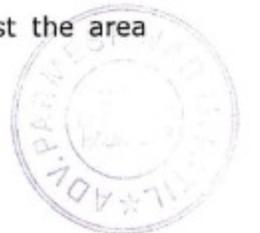
Sub : Title clearance certificate with respect to **S. No. 63, Hissa No. 3B**, an area admeasuring **00 H. 38.92 R.** Out of total area admeasuring 00 H. 72 R. along with rights and authority to use F.S.I. & T.D.R. against the area admeasuring 1183 sq. mtr. Reserved for 24 mtr. D.P. Road situated at revenue village **Hadapsar**, Pune & within the limits of Pune Municipal Corporation, Pune & Registration Sub-District Taluka Haveli No. 1 to 28, District Pune.

I have investigated the title of the said land on the request of **ANSHUL BUILDCON** a registered Partnership Firm Through its Partner **MR. DATTATRAYA MADHUKAR BHANGIRE AND OTHERS**, and following documents i.e. :-

1) **Description of the property**

SCHEDULE - I

All those piece and parcel of land **S. No. 63, Hissa No. 3B**, an area admeasuring **00 H. 38.92 R.** Out of total area admeasuring 00 H. 72 R. along with rights and authority to use F.S.I. & T.D.R. against the area



admeasuring 1183 sq. mtr. Reserved for 24 mtr. D.P. Road situated at revenue village **Hadapsar**, Pune & within the limits of Pune Municipal Corporation, Pune & Registration Sub-District Taluka Haveli No. 1 to 28, Pune, & which is bounded are as under:

ON OR TOWARDS THE

East : By remaining land of S. No. 63 & 24 Mtrs. DP road.

South : By remaining land of S. No. 63.

West : By remaining land of S. No. 63.

North : By remaining land of S. No. 63.

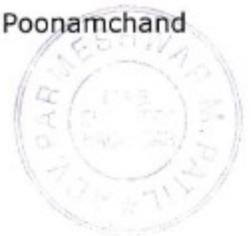
2) **The documents of allotment of land :**

- a) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 1966-67 to 1974-75
- b) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 1971-72 to 1988-89
- c) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 1990-91 to 2000-01.
- d) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 2001-02 to 2010-11.



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- e) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 2011-12 to 2015-16.
- f) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 2013-14 to 2016-17.
- g) Copy of 7/12 extract for S. No. 63, Hissa No. 3B of village Hadapsar for the year 2019-20.
- h) **Mutation Entry No's** : 7939, 7976, 23419, 25653, 26555, 27225, 27226, 40178, 42389, 40178, 40795, 45989, 45990, 46975, 47010 and 48806.
- i) Xerox Copy of Sale Deed dated 02/08/1973 registered before Sub-Registrar Haveli No. 1 at Serial no. 1577/1973 between Mr. Shivram Shankar Pawale & Mr. Dhondiba Shankar Pawale (Vendors) and of Mr. Vasant Shripatrao Badade (Purchaser).
- j) Xerox Copy of Sale Deed dated 11/04/2000 registered before Sub-Registrar Haveli No. 3 at Serial no. 2613/2000 between Mr. Vilas Shripatrao Badade (Vendors) with consent of Mr. Satish Vasant Badade and Mr. Dilip Phulchand Surana (Consenting Party) and Mr. Devichand Poonamchand Bagmar and others (Purchasers).



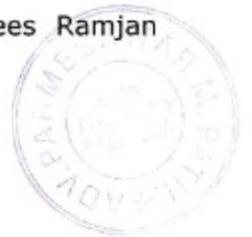
- k) Xerox Copy of Sale Deed dated 18/04/2001 registered before Sub-Registrar Haveli No. 1 at Serial no. 2967/2001 between Mr. Vilas Shripatrao Badade & Others (Vendors) and Mr. Sunil Gangaram Satav (Purchasers)
- l) Xerox Copy of Sale Deed dated 18/04/2001 registered before Sub-Registrar Haveli No. 1 at Serial no. 2968/2001 between Mr. Vilas Shripatrao Badade & Others (Vendors) and Mr. Bapusaheb Krushna Gore (Purchasers)
- m) Xerox Copy of Development Agreement coupled with Power of Attorney dated 16/08/2004 registered before Sub-Registrar Haveli No. 3 at Serial no. 5031/2004 and 5032/2004 respectively between Mr. Suresh Poonamchand Baghmar and others (Vendors) and Mr. Farookh Yasin Sayyed Inamdar and others (Developer).
- n) Xerox Copy of Sale Deed dated 31/12/2007 registered before Sub-Registrar Haveli No. 6 at Serial no. 2768/2008 between Mr. Farookh Yasin Sayyed Inamdar and others (Vendors) and Mr. Devichand Punamchand Bagmar and others (Purchasers)
- o) Xerox Copy of Correction Deed dated 31/05/2008 registered before Sub-Registrar Haveli No. 6 at Serial no. 4857/2008



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between Mr. Devichand Punamchand Bagmar and others (Vendors) and Mr. Anil Madanlal Varma & others (Purchasers)

- p) Xerox Copy of Sale Deed dated 22/10/2010 registered before Sub-Registrar Haveli No. 11 at Serial no. 9997/2010 between Mrs. Minakshi Dattatray Gaikwad (Vendors) with consent of Mr. Manoj Madhukar Surve (Consenting Party) and Mr. Akhilesh Pratap Singh (Purchasers)
- q) Xerox Copy of Sale Deed dated 17/02/2011 registered before Sub-Registrar Haveli No. 6 at Serial no. 1911/2011 between Mr. Vilas Shripatrao badade through POA holder Mr. Dilip Phulchand Surana (Vendors) with consent of Mr. Raees Ramjan Sayyad (Consenting Party) and Mr. Avinash Anantrao Harale (Purchasers)
- r) Xerox Copy of Notarized agreement dated 19/03/2013 noted and registered before Advocate and Notary Rajesh R. Nirgude at serial No. 1845/2013 along with registered Power of Attorney dated 22/03/2013 registered before Sub-Registrar Haveli No. 6 at Serial no. 4/3336/2013 between Akhilesh Pratap Singh (Grantor) and Mr. Raees Ramjan Sayyad (Grantee)



- s) Xerox Copy of Power of Attorney dated 22/03/2013 registered before Sub-Registrar Haveli No. 6 at Serial no. 3336/2013 between Mr. Akhilesh Pratap Singh (Vendors) and Raees Ramjan Sayyad (Purchasers)
- t) Xerox Copy of Sale Deed dated 07/05/2015 registered before Sub-Registrar Haveli No. 2 at Serial no. 3368/2015 between Mr. Anil Madanlal Varma (Vendors) and M/s. J.K. Developers Proprietor firm through proprietor Mr. Khushnud Ismail Ansari (Purchasers)
- u) Xerox Copy of Sale Deed dated 07/05/2015 registered before Sub-Registrar Haveli No. 2 at Serial no. 3370/2015 between Mr. Satish Vasant Badade and others (Vendors) with consent of Mrs. Pushpa Satish Badade and others and M/s. J.K. Developers Proprietor firm through proprietor Mr. Khushnud Ismail Ansari (Purchasers)
- v) Xerox Copy of Sale Deed dated 11/05/2016 registered before Sub-Registrar Haveli No. 2 at Serial no. 3774/2016 between Mr. Bapusaheb Krushna Gore and others (Vendors) and M/s. J.K. Developers Proprietor firm through proprietor Mr. Khushnud Ismail Ansari (Purchasers)



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- w) Xerox Copy of Sale Deed dated 20/05/2016 registered before Sub-Registrar Haveli No. 2 at Serial no. 4171/2016 between Mr. Avinash Anantrao Harale (Vendors) and M/s. J.K. Developers Proprietor firm through proprietor Mr. Khushnud Ismail Ansari (Purchasers)
- x) Xerox copy of Deed of Conveyance dated 20/11/2018 registered before Sub-Registrar Haveli No. 1 at Serial no. 9278/2018 between J K Developers (Vendors) and Pune Municipal Corporation (Purchasers)
- y) Xerox Copy of Joint Venture Agreement coupled with Power of Attorney dated 16/07/2024 registered before Sub-Registrar Haveli No. 11 at Serial no. 11646/2024 and 11647/2024 respectively between J.K. Developers Proprietary Firm through its Prop. Mr. Khushnud Ismail Ansari (Vendors) and Anshul Buildcon through partners Mr. Dattatray Madhukar Bhangire and others (Promoters & Developers).
- z) Xerox Copy of Title Report dated 31/07/2015, 20/06/2016 09/10/2017 and Supplementary Title Report Dated 13/10/2018 issued by Adv. H.N. Jagtap.



- aa) Copy of **Public Notice** dated 11/09/2023 in daily News Paper "**Prabhat**" issued by Parmeshwar M. Patil (Advocate).
- bb) Copy of Commencement Certificate No. CC/3365/21 dated 21/01/2022.
- cc) Copy of N.A Permission No. Tahasil/PMC/NOC/SR/19/2016 dated 20/10/2016

3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of J.K. DEVEELOOPERS Proprietary firm through it's Prop. Mr. Khushnud Ismail Ansari is Clean, clear and marketable and the owners have vested with the rights of development in favor of **Anshul Developers** Partnership Firm Through partners **MR. DATTATRAYA MADHUKAR BHANGIRE, MR. SANJAY SADASHIV HARPALE AND MR. VIJAY VASANT BHINTADE.**

1) **Owner of the land**

- (1) **J. K. DEVELOPERS Proprietary firm through it's Prop. Mr. Khushnud Ismail Ansari** is the lawful owners of subject property.



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- (2) Qualifying Remarks if any: of **ANSHUL BUILDCON** a Partnership Firm Through partners **MR. DATTATRAYA MADHUKAR BHANGIRE, MR. SANJAY SADASHIV HARPALE AND MR. VIJAY VASANT BHINTADE** bonafide developer of the said property and the developer has entitled to develop the Subject property.
- (3) The report reflecting the flow of the title of the owner **J. K. DEVELOPERS Proprietary firm through it's Prop. Mr. Khushnud Ismail Ansari** and developer **ANSHUL BUILDCON** a Partnership Firm Through partners **MR. DATTATRAYA MADHUKAR BHANGIRE, MR. SANJAY SADASHIV HARPALE AND MR. VIJAY VASANT BHINTADE** on the said land is enclosed herewith as annexure.

Encl : Search & Title Opinion.

Date : 02/04/2025


Advocate


PARMESHWAR M. PATIL

B.S.L., LL.B.

ADVOCATE

Office No. 4, 1st Floor, M.P.B. Chambers, Pune-Solapur Road, S. No. 156/10, Hadapsar, Pune - 411 028. • adv_param57@yahoo.com • 9850575740

Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Date :

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

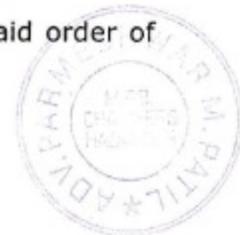
- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 7939, 7976, 23419, 25653, 26555, 27225, 27226, 40178, 42389, 40178, 40795, 45989, 45990, 46975, 47010 and 48806.
- 3) Search report for 30 years from 1996 to 2025 taken from Jt. Sub-Registrar Haveli.
- 4) **Any other relevant title -**

As per the Search & Title Report Title Report dated 31/07/2015, 20/06/2016 09/10/2017 and Supplementary Title Report Dated 13/10/2018 issued by Adv. H.N. Jagtap and as follows:-

- 5) **HISTORY AND FLOW OF TITLE OF LAND S. NO. 63, HISSA NO. 3B:**
 - a) On perusal of all the Documents, record maintained by the Revenue Department as well as in the office of Sub-Registrar of Assurances of properties, Haveli and furnished by Mr. Dattatraya Madhukar Bhangire and others Partners of Anshul Buildcon it reveals that, the said land S. No. 3, Hissa No. 3B previously owned and possessed by Shankar Dhondiba Pawale.



- b) After perusal of **M. E. No. 7939** it reveals that, Shankar Dhondiba Pawale died on 27/07/1973 leaving behind his legal heirs sons Shivram Shankar Pawale and Dhondiba Shankar Pawale, married daughters Kondabai Balu Borkar, Mandubai Shripati Zambre and Chandrabhaga Babu Kotwal. However Kondabai Balu Borkar, Mandubai Shripati Zambre and Chandrabhaga Babu Kotwal did not want their share in said land and has released their entire share in favour of their brothers. Accordingly names of Shivram Shankar Pawale and Dhondiba Shankar Pawale were recorded to the 7/12 extract by the aforesaid mutation.
- c) After perusal of **M. E. No. 7976** it reveals that, Shivram Shankar Pawale and Dhondiba Shankar Pawale sold, transferred and conveyed the said land of an area admeasuring 00 H 72 R to Mr. Vasant Shripatrao Badade by virtue of Sale Deed dated 02/08/1973. The said Sale Deed was registered before Sub-Registrar Haveli No. 01 at serial No. 1577/1973. Accordingly, the name of purchaser Mr. Vasant Shripatrao Badade was recorded to the 7/12 extract by the aforesaid mutation.
- d) After perusal of **M. E. No. 23419** it reveals that, Hon'ble Tahsildar, Haveli had passed an order of partition bearing no. तहानो/वाटप/एसआर/१९०/९७ on 27/07/1998. As per the said order of



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partition, the said land an area admeasuring 00 H. 48 R came to the share of Mr. Vilas Shripatrao Badade, an area admeasuring 00 H. 24 R came to the share of Mr. Satish Vasant Badade. Accordingly, names of Mr. Vilas Shripatrao Badade and Mr. Satish Vasant Badade were recorded to their respective shares on 7/12 extract by aforesaid mutation;

- a) It is seen from the available record that, Mr. Vilas Shripatrao Badade agreed to sale the said land to Mr. Dilip Phulchand Surana by virtue of Agreement dated 04/02/1999 and accepted the lum sum amount on the said agreement. Accordingly Mr. Vilas Shripatrao Badade has registered a Power of Attorney on 04/02/1999 in favor of Mr. Dilip Phulchand Surana in respect of S. No. 63, Hissa No. 3B duly registered before Sub-Registrar Haveli No. 3 at Serial no. 31/1999 on 82/02/1999 respectively.
- e) After perusal of **M. E. No. 25653** it reveals that, Mr. Vilas Shripatrao Badade with consent of Mr. Satish Vasant Badade and Mr. Dilip Phulchand Surana has sold, transferred and conveyed the said land an area admeasuring 00 H. 24 R. to Mr. Devichand Poonamchand Bagmar, Mrs. Bijabai Devichand Bagmar, Mr. Suresh Poonamchand Bagmar, Mrs. Sumanbai Suresh Bagmar by virtue of Sale Deed dated 11/04/2000. The said Sale Deed was registered



before Sub-Registrar Haveli No. 3 at serial No. 2613/2000. As per the said Sale Deed name of the purchaser Mr. Devichand Poonamchand Bagmar, Mrs. Bijabai Devichand Bagmar, Mr. Suresh Poonamchand Bagmar, Mrs. Sumanbai Suresh Bagmar was recorded to the 7/12 extract by aforesaid mutation;

f) After perusal of **M. E. No. 26555** it reveals that, Mr. Vilas Shripatrao Badade with consent of Mr. Dilip Phulchand Surana has sold, transferred and conveyed the said land an area admeasuring 00 H. 1.5 R. to Mrs. Minakshi Dattatray Gaikwad by virtue of Sale Deed dated 26/10/1999. The said Sale Deed was registered before Sub-Registrar Haveli at serial No. 5588/1999. As per the said Sale Deed name of the purchaser Mrs. Minakshi Dattatray Gaikwad was recorded to the 7/12 extract by aforesaid mutation;

g) After perusal of **M. E. No. 27225** it reveals that, Mr. Vilas Shripatrao Badade with consent of Mr. Dilip Phulchand Surana has sold, transferred and conveyed the said land an area admeasuring 00 H. 01 R. to Mr. Sunil Gangaram Satav by virtue of Sale Deed dated 18/04/2001. The said Sale Deed was registered before Sub-Registrar Haveli No. 3 at serial No. 2967/2001. As per the said Sale Deed name of the purchaser Mr. Sunil Gangaram Jadhav was recorded to the 7/12 extract by aforesaid mutation;

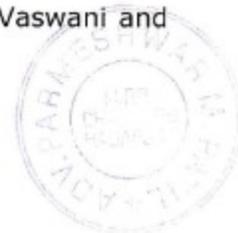


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- h) After perusal of **M. E. No. 27226** it reveals that, Mr. Vilas Shripatrao Badade with consent of Mr. Dilip Phulchand Surana has sold, transferred and conveyed the said land an area admeasuring 00 H. 2.5 R. to Mr. Bapusaheb Krushna Gore by virtue of Sale Deed dated 18/04/2001. The said Sale Deed was registered before Sub-Registrar Haveli No. 3 at serial No. 2968/2001. As per the said Sale Deed name of the purchaser Mr. Bapusaheb Krushna Gore was recorded to the 7/12 extract by aforesaid mutation;
- i) It is seen from the available record that, Mrs. Minakshi Dattatray Gaikwad agreed to sale the said land to Mr. Manoj Madhukar Surve by virtue of Agreement accepting the lum sum amount on the said agreement.
- j) After perusal of **M. E. No. 40178** it reveals that, Mrs. Minakshi Dattatray Gaikwad with consent of Mr. Manoj Madhukar Surve has sold, transferred and conveyed the said land an area admeasuring 00 H. 1.5 R. to Mr. Akhilesh Pratap Singh by virtue of Sale Deed dated 22/10/2010. The said Sale Deed was registered before Sub-Registrar Haveli No. 11 at serial No. 9997/2010. As per the said Sale Deed name of the purchaser Mr. Akhilesh Pratap Singh was recorded to the 7/12 extract by aforesaid mutation which came to be certified on 29/11/2010;

k) It is seen from the available record that, 1) Mr. Suresh Poonamchand Bagmar, 2) Mr. Devichand Poonamchand Bagmar, 3) Mrs. Bijabai Devichand Bagmar and 4) Mrs. Sumanbai Suresh Bagmar an area admeasuring 00 H. 24 R 5) Mr. Vilas Shripati Badede through POA holder Mr. Dilip Phulchand Surana an area admeasuring 00 H. 16 R have decided to develop the said land an total area admeasuring 00 H. 40 R. and accordingly they have entered into Development Agreement Coupled with Power of Attorney in favor of Mr. Farookh Yasin Sayyed Inamdar, Mr. Anil Madanlal Varma, Mr. Suresh Poonamchand Bagmar and Mr. Devichand Poonamchand Bagmar. The said Development Agreement and Power of Attorney dated 16/08/2004 was executed and registered before Haveli No. 3 at Serial No. 5031/2004 and 5032/2004 respectively;

l) After perusal of **M. E. No. 42389** it reveals that, Mr. Devichand Punamchand Bagmar, Mrs. Bijabai Devichand Bagmar, Mr. Suresh Punamchand Bagmar and Sumanbai Suresh Bagmar, Mr. Vilas Shripati Badade and Mr. Dilip Phulchand Surana through their attorney holder of Mr. Farookh Yasin Sayyed Inamdar and others sold transferred and conveyed the land area admeasuring 00 H. 40 R. to Mr. Anil Madanlal Varma, Mr. Vijay Kishanchand Vaswani and



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Mrs. Saroj Prakash Kanekar by virtue Sale Deed dated 31/12/2007. The said sale deed was registered before Sub-Registrar Haveli No. 6 at Sr. No. 2768/2008 on 28/03/2008. As per the said Sale Deed name of the purchasers Mr. Anil Madanlal Varma, Mr. Vijay Kishanchand Vaswani and Mrs. Saroj Prakash Kanekar were recorded to the 7/12 extract by aforesaid mutation;

m) It is seen from the available record that, Sale deed dated 28/03/2008 registered before sub-registrar haveli No. 3 at Sr. No. 2768/2008 it was found that the surname of Mrs. Saroj Prakash Kanhekar was wrongly typed in Index II of the said sale deed as Mrs. Saroj Prakash Kanekar. The said surname was corrected by virtue of Correction Deed dated 31/05/2008 which was registered before sub registrar Haveli 6 at Sr. No. 4857/2008 on 06/06/2008.

n) After perusal of **M. E. No. 40795** it reveals that, Mr. Vilas Shripatrao Badade through POA holder Mr. Dilip Phulchand Surana has sold, transferred and conveyed the said land an area admeasuring 00 H. 1.75 R. to Mr. Avinash Anantrao Harale by virtue of Sale Deed dated 17/02/2011. The said Sale Deed was registered before Sub-Registrar Haveli No. 6 at serial No. 1911/2011. As per the said Sale Deed name of the purchaser Mr.



Avinash Anantrao Harale was recorded to the 7/12 extract by aforesaid mutation;

- o) It is seen from the available record that, Mr. Akhilesh Pratap Singh agreed to sale an area admeasuring 00 H. 1.5 R to Mr. Raees Ramjan Sayyad by virtue of Agreement dated 19/03/2012 and accepted the consideration amount on the said agreement. The said agreement was noted and registered before Advocate and Notary Rajesh R. Nirgude at Sr. No. 1845/2013. Accordingly Mr. Akhilesh Pratap Singh made an executed a Power of Attorney on 22/03/2013 in favor of Mr. Raees Ramjan Sayyad duly registered before Sub-Registrar Haveli No. 6 at Serial no. 3336/2013 respectively.
- p) After perusal of **M. E. No. 45989** it reveals that, Mr. Satish Vasant Badade with consent of Pushpa Satish Badade, Mayur Satish Badade and Madhuri Pushkaraj Badade an area admeasuring 00 H. 04 R. and Mr. Akhilesh Pratap Singh through POA holder Raees Ramjan Sayyad an area admeasuring 00 H. 1.5 R. have sold, transferred and conveyed the said land total area admeasuring 00 H. 5.5 R to M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari by virtue of Sale Deed dated 07/05/2015. The said Sale Deed was registered before Sub-Registrar Haveli No.



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2 at serial No. 2370/2015. As per the said Sale Deed name of the purchaser M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari was recorded to the 7/12 extract by aforesaid mutation;

- q) After perusal of **M. E. No. 45990** it reveals that, Mr. Anil Madanlal Varma, Mr. Vijay Kishanchand Vaswani and Mrs. Saroj Prakash Kanhekar have sold, transferred and conveyed the said land an area admeasuring 00 H. 40 R. to M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari by virtue of Sale Deed dated 07/05/2015. The said Sale Deed was registered before Sub-Registrar Haveli No. 2 at serial No. 3368/2015. As per the said Sale Deed name of the purchaser M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari was recorded to the 7/12 extract by aforesaid mutation;
- r) After perusal of **M. E. No. 46975** it reveals that, Mr. Bapusaheb Krushna Gore an area admeasuring 00 H. 2.5 R. and Mr. Sunil Gangaram Satav through POA holder Samruddhi Sunil Jadhav an area admeasuring 00 H. 0.1 R. has sold, transferred and conveyed the said land total area admeasuring 00 H. 3.5 R to M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari by virtue of Sale Deed dated 11/05/2016. The said Sale Deed was



registered before Sub-Registrar Haveli No. 2 at serial No. 3774/2016. As per the said Sale Deed name of the purchaser M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari was recorded to the 7/12 extract by aforesaid mutation;

s) After perusal of **M. E. No. 47010** it reveals that, Mr. Avinash Anantrao Harale has sold, transferred and conveyed the said land an area admeasuring 00 H. 1.75 R. to M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari by virtue of Sale Deed dated 20/05/2016. The said Sale Deed was registered before Sub-Registrar Haveli No. 2 at serial No. 4171/2016 on 25/05/2016. As per the said Sale Deed name of the purchaser M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari was recorded to the 7/12 extract by aforesaid mutation;

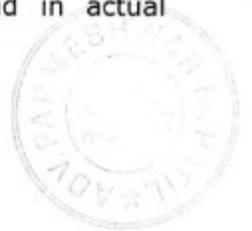
t) After perusal of **M. E. No. 48806** it reveals that, M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari has transferred an area admeasuring 00 H. 11.83 R against the consideration of 900.31 Sq. Mtr TDR to Pune Municipal Corporation through Deputy commissioner Mr. Anil Harihar Mule through Mr. Santosh Suryakant Jadhav by virtue of Conveyance Deed dated 20/11/2018. The said Conveyance Deed was registered before Sub-Registrar Haveli No. 1 at serial No. 9278/2018 on 20/11/2018. As



PARMESHWAR M. PATIL

per the said Sale Deed name of the purchaser Pune Municipal Corporation was recorded to the 7/12 extract by aforesaid mutation;

- u) It is seen by the available record that, Non Agricultural Order issued by Tahasildar Pune bearing No. Tahasil/PMC/NOC/SR/19/2016, dated 20/10/2016.
- v) It is seen by the available record that, Pune Municipal Corporation, Pune has sanctioned building plans vide its Commencement Certificate bearing No. No. CC/3365/21 dated 21/01/2022.
- w) It is seen from the available record that, M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari have made and executed Joint Venture Agreement coupled with Power of Attorney of the scheduled properties in favor of Anshul Buildcon a Partnership Firm Through partners Mr. Dattatraya Madhukar Bhangire, Mr. Sanjay Sadashiv Harpale and Mr. Vijay Vasant Bhintade. The said Joint Venture Agreement and Power of Attorney were executed and registered on 16/07/2024 before Sub-Registrar Haveli No. 11 at Serial No. 11646/2024 and 11647/2024 respectively.
- x) Thus, **M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari** is the lawful owner and in actual



physical possession of the Schedule Property and the said land / Schedule Properties are free from all encumbrances as per available record and having clean, clear and Marketable title of the said land and the owners have assigned and transfers the development rights in favour of Anshul Buildcon a partnership firm through Partner Dattatray Madhukar Bhangire & Others by virtue of above said Joint Venture Development agreement and Power of Attorney.

- y) Thus, from the above said contention and flow of title M/s J.K. Developers Proprietary Firm through Prop. Khushnud Ismail Ansari have got the right of ownership, title and possession in Total area admeasuring 00 H. 38.92 R. of village Hadapsar, Tal. Haveli, Dist. Pune and the owners have entrusted the development rights in favour of Anshul Buildcon a partnership firm through Partner Dattatray Madhukar Bhangire & Others. Therefore the developers are entitled to develop the said land by above said Joint Venture Development agreement and Power of Attorney.
- 6) Litigation if any - No Litigation as informed by Queriest.

Date: 02/04/2025

