



# Sachin Ashok Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

To,  
MAHARERA  
Housefin Bhavan,  
Plot No. C – 21, E – Block,  
Bandra Kurla Complex, Bandra – (E),  
Mumbai - 400051

## LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to plot of M/s. Prakriti Space L.L.P. to land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares .....(hereinafter referred as the "said plot" ).

I have investigated the title of the said plot on the request of M/s. Prakriti Space L.L.P. through its designated partner Mr. Sukanto Bhowal and following documents i.e. :-

1. Description of the property - Land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.
2. The documents of allotment of plot –
  - a. Sale Deed dated 31/3/2021 registered at sr. no. 17943/21 with Sub registrar, Haveli no. 23 executed by Mr. Ramdas Tukaram Chaudhary and others in favour of M/s. Prakriti Space L.L.P. in respect of land admeasuring 0 H. 23 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.
  - b. Sale Deed dated 23/10/2021 registered at sr. no. 17944/21 with Sub registrar, Haveli no. 23 executed by Mr. Ramdas Tukaram Chaudhary and others in favour of M/s. Prakriti Space L.L.P. in respect of land admeasuring 0 H. 12 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.
3. 7/12 extract - Copies of the 7/12 extract and mutation entries in respect of the said land since the year 1930-31 till 2023 issued by Talathi and Tahsildar Office.
4. Search report for 30 years from since year 1993.





# Sachin Ashok Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

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 the owner M/s. Prakriti Space L.L.P. is clear, marketable and without any encumbrances.

Owners of the land

1. M/s. Prakriti Space L.L.P. is the owner of land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.
2. Title of the owner M/s. Prakriti Space L.L.P. to the of land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares is clear, marketable and free from encumbrances.

The report reflecting the flow of the title of the M/s. Prakriti Space L.L.P. on the said land is enclosed herewith as annexure.

Encl. : Annexure.

Date: 25/7/2023.



Advocate.





# Sachin Ashok Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

25/7/2023.

## FLOW OF TITLE OF THE SAID LAND.

M/s. Prakriti Space L.L.P. through its designated partner Mr. Sukanto Bhowal has requested me to issue search and title report of their title of M/s. Prakriti Space L.L.P. to land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares, hereinafter referred to as the said land.

For my perusal xerox copies of the following documents are referred by me.

1. Copies of the 7/12 extract in respect of the said land since the year 1930-31.
2. Copies of the relevant mutation entries since the year 1930-31 in respect of the said land.
3. Copy of Sale Deed dated 31/3/2021 registered at sr. no. 17943/21 with Sub registrar, Haveli no. 23 executed by Mr. Ramdas Tukaram Chaudhary and others in favour of M/s. Prakriti Space L.L.P. in respect of land admeasuring 0 H. 23 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.
4. Copy of Sale Deed dated 23/10/2021 registered at sr. no. 17944/21 with Sub registrar, Haveli no. 23 executed by Mr. Ramdas Tukaram Chaudhary and others in favour of M/s. Prakriti Space L.L.P. in respect of land admeasuring 0 H. 12 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.





# Sachin Ashok<sup>2</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

## 1. 7/12 EXTRACT OF THE SAID LAND.

The said land as per the 7/12 extract admeasures 0 H. 70 Ares. From the 7/12 extract of the said land in the year 1930-31, it appears that the said land stood in the name of Laxman Babaji Chaudhary.

## 2. MUTATION ENTRIES OF THE SAID LAND.

It appears vide mutation entry no. 314 dt. 25/11/1933 that Laxman Babaji Chaudhary expired on 8/11/1933 leaving behind him his only legal heir Bala Laxman Chaudhary and accordingly the name of Bala Laxman Chaudhary was entered upon the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 719 dt. 19/3/1953 that the name of Bhiku Satu Tingare was entered as tenant in other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 778 dt. 8/11/1955 that Bala Laxman Chaudhary had entered into an Ikrar dt. 4/11/1955 for Rs. 75/- with Vividh Sahakari Society, Dhanori and accordingly the charge of the said society was entered in other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 810 dt. 23/7/1955 that Bala Laxman Chaudhary had repaid the amount due and payable by him to Dhanori Vikas Sahakari Society, Dhanori and accordingly the charge of the said Society appearing in other rights column of the 7/12 extract of the said land was deleted.

Thereafter it appears vide mutation entry no. 812 dt. 23/7/1956 that Bala Laxman Chaudhary had entered into an Ikrar dt. 21/7/1956 for Rs. 120/- with Vividh Karyakari Sahakari Society, Dhanori and accordingly the charge of the said society was entered in other rights column of the 7/12 extract of the said land.





# Sachin Ashok<sup>3</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

Thereafter it appears vide mutation entry no. 906 dt. 22/3/1957 that Bala Laxman Choudhary had expired on 22/12/1956 leaving behind him his heirs viz sons Tukaram, Sitaram, Govind, daughters Hausabai Rambhau Zende & Bhimabai Sitaram Kondhare, wives Dhondabai Bala Chaudhary and others and accordingly the name of Tukaram Bala Chaudhary was entered as Manager, HUF upon the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 912 dt. 15/4/1957 that since Bhiku Sattu Tingare was not an occupant of the said land since the year 1953-54 his name appearing as tenant in other rights column of the 7/12 extract of the said land was deleted.

Thereafter it appears vide mutation entry no. 921 dt. 28/4/1957 that Tukaram Bala Chaudhary had repaid the amount due and payable by him to Dhanori Vividh Karyakari Sahakari Society Unlimited and accordingly the charge of the said Society appearing in other rights column of the 7/12 extract of the said land was deleted.

Thereafter it appears vide mutation entry no. 927 dt. 29/4/1957 that Tukaram Bala Chaudhary, Manager HUF had entered into an lkrar dt. 21/4/1957 for Rs. 500/- with Dhanori Vikas Society and accordingly the charge of the said society was entered in other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 1045 dt. 20/2/1963 that the said mutation entry refers to mutation entry bearing no. 927 but the said mutation entry appears to be incomplete.

Thereafter it appears from mutation entry bearing no. 1183 dt. 10/2/1969 that the provisions of Maharashtra Weight and Measures Act, 1958 & the Indian Coins Act, 1956 were made applicable to the village Dhanori.





# Sachin Ashok<sup>4</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

Thereafter it appears vide mutation entry no. 1399 dt. 28/12/1970 that Tukaram Bala Chaudhary had taken a loan dt. 13/11/1970 of Rs. 3,700/- from Canara Bank, Lohegaon for lift tagai and accordingly the charge of the said bank was entered in the other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 2022 dt. 28/7/1977 that Tukaram Bala Chaudhary had entered into an Ikrar dt. 25/7/1977 for Rs. 5,000/- with Dhanori Vikas Society and accordingly the charge of the said society was entered in other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 2383 dt. 28/11/1979 that Tukaram Bala Chaudhary had vide Mortgage Deed dt. 19/11/1979 taken a loan of Rs. 13,800/- from Canara Bank, Lohegaon and accordingly the charge of the said bank was entered in the other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 2598 dt. 9/12/1980 that Tukaram Bala Chaudhary had entered into an Ikrar dt. 20/9/1980 for Rs. 15,000/- with Lohegaon Vikas Society Ltd. and accordingly the charge of the said society was entered in other rights column of the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 6722 dt. 1/11/1993 that vide Partition Deed dt. 3/1/1990 registered at sr. no. 115/90 with the Sub registrar, Haveli no. 2 the said land and other lands were partitioned between Tukaram Bala Chaudhary & Sitaram Bala Chaudhary and according to the said partition Tukaram Bala Chaudhary & Sitaram Bala Chaudhary were allotted land admeasuring 0 H. 35 Ares each out of the said land and accordingly their names were entered upon the 7/12 extract of the said land in respect of their aforesaid shares in the said land.





# Sachin Ashok<sup>5</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

Thereafter it appears vide mutation entry no. 10516 dt. 4/9/1998 that Tukaram Bala Chaudhary had repaid the amount due and payable by him to Lohegaon Vikas Society Ltd. and accordingly the charge of the said society appearing in other rights column of the 7/12 extract of the said land was deleted.

Thereafter it appears vide mutation entry no. 10517 dt. 4/9/1998 that Shantabai Tukaram Chaudhary had repaid the amount due and payable by her to Dhanori Vikas Society Ltd. and accordingly the charge of the said society appearing in other rights column of the 7/12 extract of the said land was deleted.

Thereafter it appears vide mutation entry no. 11274 dt. 5/4/1999 that Tukaram Bala Chaudhary expired on 27/2/1999 leaving behind his heirs viz sons Pradip, Ramdas & Ananda Tukaram Chaudhary, daughter Sulochana Baban Hargude, two widows Shantabai Tukaram Chaudhary & Indubai Tukaram Chaudhary and accordingly their names were entered upon the 7/12 extract of the said land in respect of land admeasuring 0 H. 35 Ares.

Thereafter it appears vide mutation entry no. 11505 dt. 15/7/1999 that Sitabai Tukaram Chaudhary had repaid the amount due and payable by her to Canara Bank and accordingly the charge of the said bank appearing in other rights column of the 7/12 extract of the said land was deleted.

Thereafter it appears vide mutation entry no. 16288 dt. 27/3/2006 that Sitaram Bala Chaudhary expired on 23/2/2006 leaving behind his heirs viz widow Chandrabhaga Sitaram Chaudhary, sons Balasaheb & Nivrutti Sitaram Chaudhary and daughters Parvati Babasaheb Amale & Nanda Maruti Bhadale and accordingly their names were entered upon the 7/12 extract of the said land.





# Sachin Ashok<sup>6</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

Thereafter it appears vide mutation entry no. 20427 dt. 24/12/2012 that Chandrabhaga Sitaram Chaudhary, Balasaheb Sitaram Chaudhary, Nivrutti Sitaram Chaudhary, Parvati Babasaheb Amale and Nanda Maruti Bhadale vide Sale Deed dt. 20/11/2012 registered at sr. no. 11795/2012 had sold to M/s. V. V. M. Group through its partner Mr. Vilas Pannalal Gupta land admeasuring 0 H. 35 Ares out of the said land and accordingly their names were deleted and the name of M/s. V. V. M. Group through its partner Mr. Vilas Pannalal Gupta was entered upon the 7/12 extract of the said land in respect of the land admeasuring 0 H. 35 Ares.

Thereafter it appears vide mutation entry no. 21784 dt. 20/11/2014 that the same does not pertain to the said land.

Thereafter it appears vide mutation entry no. 22697 dt. 17/12/2016 that pursuant to the order dt. 28/9/16 of the Tahsildar, Pune corrections as mentioned therein were carried out in the computerised 7/12 extract interalia of the said land which were in variance to the handwritten 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 25083 dt. 31/8/2021 that Indubai Tukaram Choudhary had expired on 1/8/2015 leaving behind her heirs who were already on record and accordingly the name of Indubai Tukaram Choudhary was deleted from the 7/12 extract of the said land.

Thereafter it appears vide mutation entry no. 25151 dt. 24/11/2021 that Mr. Ramdas Tukaram Chaudhary and others vide Sale Deed dated 31/3/2021 registered at sr. no. 17943/21 with Sub registrar, Haveli no. 23 had conveyed to and/or in favour of M/s. Prakriti Space L.L.P. land admeasuring 0 H. 23 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares. However the said mutation entry was cancelled.

Thereafter it appears vide mutation entry no. 25152 dt. 25/10/2021 that Mr. Ramdas Tukaram Chaudhary and others vide Sale Deed dated





# Sachin Ashok<sup>7</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

23/10/2021 registered at sr. no. 17944/21 with Sub registrar, Haveli no. 23 had conveyed to and/or in favour of M/s. Prakriti Space L.L.P. land admeasuring 0 H. 12 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares. However the said mutation entry was cancelled.

Thereafter it appears vide mutation entry no. 25224 dt. 22/12/2021 that Mr. Ramdas Tukaram Chaudhary and others vide Sale Deed dated 31/3/2021 registered at sr. no. 17943/21 with Sub registrar, Haveli no. 23 had conveyed to and/or in favour of M/s. Prakriti Space L.L.P. land admeasuring 0 H. 23 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares. It further appears from the said mutation entry that Mr. Ramdas Tukaram Chaudhary and others vide Sale Deed dated 23/10/2021 registered at sr. no. 17944/21 with Sub registrar, Haveli no. 23 had conveyed to and/or in favour of M/s. Prakriti Space L.L.P. land admeasuring 0 H. 12 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares. As per the said mutation entry the names of Mr. Ramdas Tukaram Chaudhary and others were deleted from the 7/12 extract of the said land and the name of M/s. Prakriti Space L.L.P. was entered in respect of land admeasuring 0 H. 35 Ares out of the said land.

In the circumstances M/s. Prakriti Space L.L.P. is the owner of land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares.

### 3. SEARCH OF 30 YEARS OF THE SAID LAND SINCE THE YEAR 2002.

In addition to the examination of the documents referred to by me as aforesaid, I have also taken the search of Index II registers kept at the office of the Sub-Registrar, Haveli since the year 2002 upto 24/7/2023 at





# Sachin Ashok<sup>8</sup> Ingule

Advocate

Mob. : 9822266168  
e-mail : adv.sachin333@gmail.com

Ref.No.:

Date.:

the government site www.igrmaharashtra in respect of the said land. Due to Covid pandemic the physical search of the Index II registers for the period 1991 upto 2001 was not possible. I have paid the necessary charges in respect of the said search on 9/11/2021 with the Sub-registrar, Haveli no. 10, Pune vide receipt no. MH008554280202122E and on 20/7/2023 with the Sub registrar, Haveli no. 10 vide receipt no. MH005501378202324E. As per the search taken by me as aforesaid, except the entries mentioned aforesaid no adverse entry was found by me in respect of the said land.

4. **ANY OTHER REVELVANT TITLE - None.**

5. **LITIGATIONS IF ANY – none informed by the party.**

Thus based upon the documents forwarded to me and referred to by me as aforesaid in respect of the said land and search taken as aforesaid and subject to the observations as aforesaid, I am of the opinion that the title of M/s. Prakriti Space L.L.P. to land admeasuring 0 H. 35 Ares out of the land bearing S. no. 3/7, Dhanori, Tal. Haveli, District Pune totally admeasuring 0 H. 70 Ares is clear, marketable and free from encumbrances.

  
Advocate.

