

PARMESHWAR M. PATIL

ADVOCATE

B.S.L., LL.B.

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
FORMAT - A

Date :

(Circular No. 28/2021)

To,
MaharERA
Pune.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to (a) **S. No. 44B Hissa No. 2, an area admeasuring Pk. 00 H. 01.26 R** assessed at Rs. 00-41 Paise. (b) **S. No. 44B Hissa No. 3, an area admeasuring Pkh. 00 H. 01.26 R** assessed at Rs. 00-41 a and b equivalent to **C.T.S No. 1979, 1980, 1981 and 1982** (c) **CTS No. 1970 an area admeasuring 00 H. 02 R i.e. 200 Sq. mtrs.** (d) **CTS No. 1970 an area admeasuring 01 H. 04 R i. e. total area admeasuring 01 H. 08.52 R i.e. 10852 Sq. Mtrs.** (Old S.No. 44A(P), S.No. 44B/2, S.No. 44B/3, S.No. 44A/10A). Situated at revenue village Mundhwa, Taluka Haveli, District Pune.
Hereinafter referred as Said Plot.

I have investigated the title of the said Plot on the request of **KODRE VENTURES THROUGH PROPRIETOR MR. AMIT PRAKASH KODRE** and following documents i.e.:-

1) **Description of the property**

SCHEDULE - I

a) All that pieces and parcels of land **S. No. 44B Hissa No. 2, an area admeasuring Pkh. 00 H. 01.26 R** assessed at Rs. 00-41 Paise situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune.



b) All that pieces and parcels of land **S. No. 44B Hissa No. 3**, an area admeasuring Pkh. **00 H. 01.26 R** assessed at Rs. 00-41 Paise situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune.

Both a) and b) equivalent to CTS No. 1979, 1980, 1981 and 1982

c) All that pieces and parcels of land bearing **CTS No. 1970 (Old S. No. 44A (P))** an area admeasuring **00 H.02 R i.e. 200 Sq. Mtrs.** situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune & which is bounded as under:

a), b) and c) bounded as under :-

East: By CTS No. 1970 property of Amit Kodre.

South : By CTS No. 1970 property of Mr. Contralu.

West : By PMC Road.

North : By S. No. 44B/7 property of Makrand Joshi and others.

d) All that pieces and parcels of land **CTS No. 1970 (Old S. No. 44A/10A)** An area admeasuring **01 H. 04 R.** situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub.

Registrar, Haveli No. 1 to 28, Pune & which is bounded as under:

East : By CTS No. 1970 property of Dilip Kodre and Anurag Kodre.

South : By Property of Pawar Buildcon.

West : By CTS No.1975 property of Makrand Joshi.

North : By Road.



PARMESHWAR M. PATIL

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

**LIST OF DOCUMENTS FOR S. NO. 44B, HISSA NO. 2 & S. NO. 44B,
Hissa No. 3 equivalent to C.T.S No. 1979, 1980, 1981 and
1982 :-**

- i. Xerox Copy of Sale Deed dated 23/09/1996 executed and registered at Serial No. 6887/1996 before Jt. Sub-Registrar Haveli No. 03 between Dr. Vinayak Shankar Talwalkar (Vendor/Owner) and Mr. Pravin Prabhakar Raskar, Mr. Shirish Dattatraya Raskar, Mr. Vilas Kushaba Raskar, Mr. Arun Kisan Raskar and Mr. Tanaji Laxman Raskar.
- ii. Copy of 7/12 extract of S. No. 44, Hissa No. B/2 of village Mundhwa for the year 1975-76 to 1989-90.
- iii. Copy of 7/12 extract of S. No. 44, Hissa No. B/2 of village Mundhwa for the year 1991-92 to 2003-04.
- iv. Copy of 7/12 extract of S. No. 44, Hissa No. B/2 of village Mundhwa for the year 2004-05 to 2015-16.
- v. Copy of 7/12 extract of S. No. 44, Hissa No. B/2 of village Mundhwa for the year 2017-18 to 2025.
- vi. Xerox Copy of Sale Deed dated 26/07/2022 (08/09/2022) executed and registered at Serial No. 12495/2022 before Jt. Sub-Registrar Haveli No. 06 between Mr. Pravin Prabhakar Raskar and others and Mr. Amit Prakash Kodre (Purchaser).

LIST OF DOCUMENTS FOR S. NO. 44B, HISSA NO. 3 :-

- i. Copy of 7/12 extract of S. No. 44, Hissa No. B/3 of village Mundhwa for the year 1975-76 to 1989-90.
- ii. Copy of 7/12 extract of S. No. 44, Hissa No. B/3 of village Mundhwa for the year 1991-92 to 2003-04.

- iii. Copy of 7/12 extract of S. No. 44, Hissa No. B/3 of village Mundhwa for the year 2004-05 to 2015-16.
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- vi. Copy of C.T.S extract of New C.T.S No. 1979 of village Mundhwa for the year 2025.
- vii. Copy of C.T.S extract of New C.T.S No. 1980 of village Mundhwa for the year 2025.
- viii. Copy of C.T.S extract of New C.T.S No. 1981 of village Mundhwa for the year 2025.
- ix. Copy of C.T.S extract of New C.T.S No. 1982 of village Mundhwa for the year 2025.
- x. Xerox Copy of Sale Deed dated 08/09/2022 registered at Serial No. 12495/2022 before the Sub-Registrar Haveli No. VI executed between Mr. Amit Prakash Kodre (Purchaser) with Mr. Pravin Prabhakar Raskar and Others (Vendor).

LIST OF DOCUMENTS FOR C.T.S NO. 1970 (OLD S. NO. 44A, HISSA NO. 11/1B/1/1 AND OLD S. NO. 44A, HISSA NO. 11B) :-

- i. Copy of 7/12 extract of Old S. No. 44, Hissa No. 11/1B/1/1 of village Mundhwa for the year 1975-76 to 1982-83.
- ii. Copy of 7/12 extract of Old S. No. 44, Hissa No. 11/1B/1/1 of village Mundhwa for the year 1991-92 to 2003-04.
- iii. Copy of 7/12 extract of Old S. No. 44, Hissa No. 11B of village Mundhwa for the year 2004-05 to 2015-16.



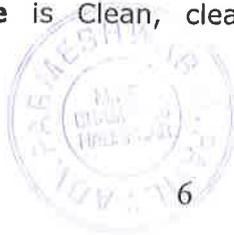
PARMESHWAR M. PATIL

- iv. Copy of C.T.S extract of New C.T.S No. 1970 of village Mundhwa for the year 2015-16 to 2021-25.
- v. **Mutation Entry Nos.** 1351, 1186, 3083, 3465, 5504, 10444, 13547, 14856, 4013, 4014, 4015, 4300, 8220, 13895 and 1190.

LIST OF DOCUMENTS FOR C.T.S NO. 1970 (OLD S. NO. 44A/10A, 44A/10B, AND 44A/11B) :-

- i. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10A of village Mundhwa for the year 1975-76 to 1988-89.
- ii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10A of village Mundhwa for the year 1991-92 to 2003-04.
- iii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10A of village Mundhwa for the year 2004-05 to 2015-16.
- iv. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10B of village Mundhwa for the year 1975-76 to 1989-90.
- v. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10B of village Mundhwa for the year 1991-92 to 2003-04.
- vi. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10B of village Mundhwa for the year 2004-05 to 2015-16.
- vii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 11/1B/1/1 of village Mundhwa for the year 1975-76 to 1982-83.
- viii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 11/1B/1/1 of village Mundhwa for the year 1991-92 to 2003-04.
- ix. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 11B of village Mundhwa for the year 2004-05 to 2015-16.
- x. Copy of C.T.S extract of New C.T.S No. 1970 of village Mundhwa for the year 2015-16 to 2021-25.

- xi. Copy of Release Deed dated 19/03/2024 registered before Sub-Registrar Haveli No. 6 at Serial no. 5105/2024 between Mrs. Chitra Prakash Kodre in favor of Mr. Amit Prakash Kodre.
- xii. **Mutation Entry Nos.** 3127, 8029, 11971, 12831, 13896, 13598, 2669, 3465, 4013, 4014, 4015, 4300, 5504, 8220, 13895, 1189, 648, 1190, 1402.
- xiii. Copy of Partition Deed dated 16/09/2014 registered before Sub-Registrar Haveli No. 08 at Serial no. 8994/2014 between Mr. Prakash Sukharam Kodre, Mr. Amit Prakash Kodre, Mr. Dilip Sukhram Kodre and Mr. Anurag Dilip Kodre.
- xiv. Copy of Release Deed registered before Sub Registrar Haveli No. 06 at Sr. No. 4976/2020 by Mrs Poonam Tushar Shinde in favor of Brother Mr. Amit Prakash Kodre by virtue of registered Release Deed dated 15/12/2020.
- xv. Copy of Sale Deed dated 26/07/2022 registered before Sub-Registrar Haveli No. 06 at Serial no. 12496/2022 between Mr. Pravin Prabhakar Raskar and Others (Owners) in favor of Mr. Amit Prakash Kodre (Purchaser).
- 3) Copy of 7/12 extract and mutation entries as mentioned here in above:-
- 4) Search Report for 30 years 1993 to 2022 and 2022 to 2025 as attached herewith.
- 2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties i. e. schedule I - a) to d), I am of the opinion that the title of **Mr. Amit Prakash Kodre** is Clean, clear and marketable without any encumbrances.



PARMESHWAR M. PATIL

Owner of the land

- (1) **Mr. Amit Prakash Kodre** is the lawful owner of subject property schedule I - (a **S. No. 44B Hissa No. 2, (b) S. No. 44B Hissa No. 3, a and b equivalent to C.T.S No. 1979, 1980, 1981 and 1982 (c) CTS No. 1970 (Old S.No.44A (P))** an area admeasuring **00 H. 02 R i.e. 200 Sq. mtrs. (d) CTS No. 1970 (Old S.No.44A/10A)** an area admeasuring **01 H. 04 R i. e. total area admeasuring 01 H. 08.52 R i.e. 10852 Sq. Mtrs.**
- 3/- The report reflecting the flow of the title of the owner **AMIT PRAKASH KODRE** on the said land i. e. a to d is enclosed herewith as annexure.

Encl: Search & Title Opinion.

Date: 07/03/2025

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

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Date :

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

a) to c)

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 1351, 1186, 3083, 3465, 5504, 10444, 13547, 14856, 4013, 4014, 4015, 4300, 8220, 13895 and 1190..
- 3) Search report for 30 years from 1993 to 2022 and 2022 to 2025 taken from Jt. Sub-Registrar Haveli.
- 4) **Any other relevant title - N.A:-**

Schedule I - d

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 3127, 8029, 11971, 12831, 13896, 13598, 2669, 3465, 4013, 4014, 4015, 4300, 5504, 8220, 13895, 1189, 648, 1190, 1402.
- 3) Search report for 30 years from 1993 to 2022 and 2022 to 2025 taken from Jt. Sub- Registrar Haveli.
- 4) **Any other relevant title - N.A. :-**
- 5) Litigation if any - No Litigation as informed by Queriest.


Advocate





CHALLAN
MTR Form Number-6



GRN	MH011239702202223E	BARCODE			Date	26/11/2022-13:58:45	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 M Patil						
Location	PUNE										
Year	2022-2023 One Time			Flat/Block No.	CTS 1970						
Account Head Details			Amount In Rs.	Premises/Bulding							
0030072201	SEARCH FEE		750.00	Road/Street	MUNDHWA						
				Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	1	0	3	6
				Remarks (If Any)	Search for 30 Years 1993 to 2022						
				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.	02901792022112640685	514091160				
Cheque/DD No.				Bank Date	RBI Date	26/11/2022-14:00:41	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 :

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

Mobile No. : 9850575740

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH011837833202223E	BARCODE					Date	08/12/2022-11:15:03		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 M Patil					
Location	PUNE											
Year	2022-2023 One Time					Flat/Block No.	S. No. 44B/2 And Others, CTS NO.1979 And					
						Premises/Bulding	Others					
Account Head Details			Amount In Rs.									
0030072201 SEARCH FEE			350.00		Road/Street	Mundhwa						
					Area/Locality	Pune						
					Town/City/District							
					PIN		4	1	1	0	3	6
					Remarks (If Any)	Search for 1 Year 2022						
					Amount In	Three Hundred Fifty Rupees Only						
Total			350.00		Words							
Payment Details					FOR USE IN RECEIVING BANK							
UNION BANK OF INDIA												
Cheque-DD Details					Bank CIN	Ref. No.	02901792022120858330		514320289			
Cheque/DD No.					Bank Date	RBI Date	08/12/2022-11:17:51		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 "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH017378455202425E	BARCODE	01 1100 0 11 1000001 010 11100 00 100 1100 11000011 01 01 00 000		Date	07/03/2025-13:35:09	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				Flat/Block No.	-				
Year	2024-2025 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street	Mundhwa					
0030072201 SEARCH FEE		300.00		Area/Locality	Pune					
				Town/City/District						
				PIN	4 1 1 0 3 6					
				Remarks (If Any)	CTS 1970 S NO 44B/2, 44B/3 Mundhwa Pune					
				Amount In	Three Hundred Rupees Only					
Total			300.00	Words						
Payment Details	UNION BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02901792025030715694		529590691				
Cheque/DD No.			Bank Date	RBI Date	07/03/2025-13:36:30		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

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खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

PARMESHWAR M. PATIL

B.S.L., LL.B.

ADVOCATE

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Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND
SEARCH & TITLE OPINION

Date :

KODRE VENTURES THROUGH PROPRIETOR MR. AMIT PRAKASH
KODRE R/at :- Flat No.5, Revanjali Apartment, Plot No. 62, 484, Mitramandal Colony, Parvati, Pune - 411 009. has requested me to scrutinize and examine the marketable title and to take the search of the properties described in the Schedule written herein below mentioned. And accordingly I have taken the search of the said properties vide **Search Receipt wide GRN No. MH011239702202223E, dated 26/11/2022, MH011241179202223E, dated 26/11/2022, MH011837833202223E, dated 08/12/2022 and MH017378455202425E, dated 07/03/2025** before the Sub-Registrar Haveli No. 1. The present Queriest has also handed over to me the copies of the documents which were made available with them for scrutinize and examinations are as under:

- 1) **Description of the property**
 - a) All that pieces and parcels of land **S. No. 44B Hissa No. 2, an area admeasuring Pkh. 00 H. 01.26 R** assessed at Rs. 00-41 Paise situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune.
 - b) All that pieces and parcels of land **S. No. 44B Hissa No. 3, an area admeasuring Pkh. 00 H. 01.26 R** assessed at Rs. 00-41 Paise situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune.
 - c) All that pieces and parcels of land **CTS No. 1970** bearing an area admeasuring **00 H. 02 R i.e. 200 Sq. mtrs.**



situated at revenue village **Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune & which is bounded as under:

A, B and C bounded as under:-

East : By CTS No. 1970 property of Amit Kodre.

South : By CTS No. 1970 property of Mr. Contralu.

West : By PMC Road.

North : By S. No. 44B/7 property of Makrand Joshi and others.

- 5 d) All that pieces and parcels of land **CTS No. 1970 (Old S. No. 44A/10A)** Land bearing an area admeasuring **01 H. 04 R** situated at revenue **village Mundhwa**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune & which is bounded as under:

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PARMESHWAR M. PATIL

- ii. Copy of 7/12 extract of S. No. 44, Hissa No. B/2 of village Mundhwa for the year 1975-76 to 1989-90.
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- v. **Mutation Entry Nos.** 1351, 1186, 3083, 3465, 5504, 10444, 13547, 14856, 4013, 4014, 4015, 4300, 8220, 13895 and 1190.

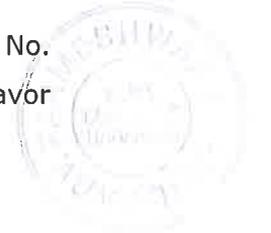
LIST OF DOCUMENTS FOR C.T.S NO. 1970 (OLD S. NO. 44A/10A, 44A/10B, AND 44A/11B) :-

- i. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10A of village Mundhwa for the year 1975-76 to 1988-89.
- ii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10A of village Mundhwa for the year 1991-92 to 2003-04.



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- iii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10A of village Mundhwa for the year 2004-05 to 2015-16.
- iv. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10B of village Mundhwa for the year 1975-76 to 1989-90.
- v. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10B of village Mundhwa for the year 1991-92 to 2003-04.
- vi. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 10B of village Mundhwa for the year 2004-05 to 2015-16.
- vii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 11/1B/1/1 of village Mundhwa for the year 1975-76 to 1982-83.
- viii. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 11/1B/1/1 of village Mundhwa for the year 1991-92 to 2003-04.
- ix. Copy of 7/12 extract of Old S. No. 44A, Hissa No. 11B of village Mundhwa for the year 2004-05 to 2015-16.
- x. Copy of C.T.S extract of New C.T.S No. 1970 of village Mundhwa for the year 2015-16 to 2021-25.
- xi. Copy of Release Deed dated 19/03/2024 registered before Sub-Registrar Haveli No. 6 at Serial no. 5105/2024 between Mrs. Chitra Prakash Kodre in favor of Mr. Amit Prakash Kodre.
- xii. **Mutation Entry Nos.** 3127, 8029, 11971, 12831, 13896, 13598, 2669, 3465, 4013, 4014, 4015, 4300, 5504, 8220, 13895, 1189, 648, 1190, 1402.
- xiii. Copy of Partition Deed dated 16/09/2014 registered before Sub-Registrar Haveli No. 08 at Serial no. 8994/2014 between Mr. Prakash Sukharam Kodre, Mr. Amit Prakash Kodre, Mr. Dilip Sukhram Kodre and Mr. Anurag Dilip Kodre.
- xiv. Copy of Release Deed registered before Sub Registrar Haveli No. 06 at Sr. No. 4976/2020 by Mrs Poonam Tushar Shinde in favor



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b) Search in the Office of Jt. Sub-Registrar Haveli No. III :

That I have inspected the record of Index - II extract kept and maintained by the concerned Sub-Registrars office for the period **1995 to 2024 till date**. That I have found record of Index II extract maintained in the office for the year on Computer Stored Data as well as Index II extract. I have found no adverse entries in respect of the said land in the Sub-Registrars Office.

c) Search in the Office of Jt. Sub-Registrar Haveli No. VI :

That I have inspected the record of Index - II extract kept and maintained by the concerned Sub-Registrars office for the period **1995 to 2024** till date. I have found no adverse entries in respect of the said land in the Sub-Registrars Office in the relevant year showing any recorded encumbrance.

d) Search in the Offices of the rest of the Haveli :

1. This search report is based on a search made at the IGR Maharashtra's website <https://esearchigr.maharashtra.gov.in/>. Since no system of issuance of Certificate of Encumbrance exists in the office of the Sub-Registrar; a personal search was carried out, for the purpose of which, inspection of the records available at the above named website of the concerned Sub-Registrar having jurisdiction and of the Index-II register available at the website was taken.
2. It is pertinent to note that the Office of the Inspector General of Registrations has, since the year 2005, granted permission to people at large to register any instrument, document of any area in any of the Offices of the Sub Registrars, situated within the limits of the Pune Municipal Corporation and the Pimpri Chinchwad Municipal Corporation. Therefore, this search had some limitations.



3. This report of title is based on perusal of and reliance placed by us on copies, data/ information, revenue records and documents furnished to us for the said property only at the time of the search. It is presumed that any and all of the orders, documents, certificates etc. which are relied upon for the purpose of this search, are genuine.
4. Since the scope of our work does not include consideration of aspects in the domain of Architects and Surveyors, we have not carried out the physical inspection of the said property and have not commented upon the structural, physical and development aspect of the property.
5. Verifying pending litigations in respect of properties is difficult due to various reasons, including but not limited to multiple suits instituted in various forums for diverse reliefs, non-updating of records maintained by courts or other authorities, absence of registers in respect of matters referred to arbitration, *et al*. We have not conducted any search before any court of law, or any other body (judicial or otherwise) to ascertain whether the said property is the subject-matter of any pending litigation.
6. There is no need for investigation/enquiries to be conducted with respect to total holdings of respective owners of land as the subject matter of the investigation.
7. That the scope of our work does not include verification of any orders passed by Revenue Department/ Collector, Pune. We have not independently verified the authenticity of the same and have



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relied upon the representations made by the parties in the registered Sale Deeds, 7/12 extracts, mutation entries etc.

8. This personal search/title verification has been conducted relating to subject property only for the purpose of preparing this report at your instructions and limited to the period of investigation Mentioned hereinabove.
9. The opinion as stated in this title opinion is subject to and based on the observations in this report, available data online and documents made available for our perusal.
- 4) The present Queriest has issued Public through Adv. Parmeshwar M. Patil. Nobody has objected to the said Public Notice in the given set of time or thereafter for the proposed transaction.

5) Title Report :-

HISTORY AND FLOW OF TITLE OF LAND S. No. 44B Hissa No. 2 S. No. 44B Hissa No. 3, CTS No. 1970 (old S. No. 44A/11B): C.T.S NO. 1979, 1980, 1981 AND 1982

- a) It is seen from the available record that, S. No. 44b, Hissa No. 2 was previously owned and possessed by Tara Kishor Narhar Kirtane and Rajaram Narhar Kirtane;
- b) After perusal of M. E. No. 1351 it reveals that, Tara Kishor Narhar Kirtane and Rajaram Narhar Kirtane have sold, transferred and conveyed the said land S. No. 44B, Hissa No. 2 to Mr. Shankar Ramchandra Talwalkar by Virtue of Sale Deed dated 21/06/1942. According to the said Sale Deed, the name of Mr. Shankar Ramchandra Talwalkar was recorded

to 7/12 extract by aforesaid mutation which came to be certified on 22/02/1943;

c) It is seen from the available record that, the land S. No. 44b, Hissa No. 3 was previously owned and possessed by Manohar Damodar Kirtane and Charuchandra Manohar Kirtane and Damodar Manohar Kirtane through their legal heirs father i.e. Manohar Damodar Kirtane;

d) After perusal of M. E. No. 1186 it reveals that, Manohar Damodar Kirtane and Charuchandra Manohar Kirtane (Minor) and Damodar Manohar Kirtane (Minor) through natural Guardian father i.e. Manohar Damodar Kirtane have sold, transferred and conveyed the said land S. No. 44b, Hissa No. 3 to Mr. Shankar Ramchandra Talwalkar by Virtue of Sale Deed dated 13/01/1936. However, the loan taken on the said S. No. 44b, Hissa No. 3 was repaid and accordingly, the said Mortgage Deed was cancelled on 20/12/1934 in Sub-Registrar Haveli No. 1. According to the said Sale Deed name of Mr. Shankar Ramchandra Talwalkar was recorded to 7/12 extract by aforesaid mutation which came to be certified on 12/11/1938;

e) After perusal of M. E. No. 3083 it reveals that, Government of Maharashtra has implemented Weights and Measurement Act 1958 and Indian Coinage Act 1955 and the area of land is converted into metric system from the Acer into Hector and the said effect has been given and separate Akarbandh and Hissa form No. 12 is prepared by Special District Inspector Land Record (Dashman). The said effect has been given to the all Survey Numbers by aforesaid mutation and therefore S. No. 44B, Hissa No. 2 has been converted into 00 H. 1.26 R assessed at Rs. 00-41 Paise and S. No. 44B, Hissa No. 3 has been converted into 00 H. 1.26 R assessed at Rs. 00-41 Paise;

f) After perusal of M. E. No. 3465 it reveals that, Mr. Shankar Ramchandra Talwalkar died on 11/06/1972 leaving behind his legal heirs namely his son 1) Sharad Shankar Talwalkar, 2) Vinayak Shankar Talwalkar, 3) Madhukar Shankar Talwalkar and married daughters 4) Mrs.



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Sunita Laxaman Lokhande, 5) Mrs. Malini Manohar Pathare and 6) Mrs. Charushila. Late Shankar Ramchandra Talwalkar had executed his last Will. As per his last Will he has bequeathed the said S. No. 44B, Hissa No. 2 and 3 and S. No. 44A, Hissa No. 11/1B/1/1 to Vinayak Shankar Talwalkar. Further the Hon'ble Tahasildar, Pune City passed an order bearing No. JAMABANDI/VASHI/378/76 on 24/05/1976. As per the said order name of Vinayak Shankar Talwalkar was recorded to the 7/12 extract by aforesaid mutation;

g) After perusal of M. E. No. 5504 it reveals that, Dr. Vinayak Shankar Talwalkar have sold, transferred and conveyed the said land S. No. 44B, Hissa No. 2 an area admeasuring 00 H. 01.26 R, S. No. 44B, Hissa No. 3 an area admeasuring 00 H. 01.26 R and S. No. 44A, Hissa No. 11/1B/1/1 an area admeasuring 00 H. 02 R to 1) Pravin Prabhakar Raskar, 2) Shirish Dattatray Raskar, 3) Vilas Kushaba Raskar, 4) Arun Kisan Raskar and 5) Tanaji Laxman Raskar. The said Sale Deed was registered on 30/09/1996 before sub-registrar Haveli No. 3 at serial no. 6887/1996. According to the said Sale Deed, the name of 1) Pravin Prabhakar Raskar, 2) Shirish Dattatray Raskar, 3) Vilas Kushaba Raskar, 4) Arun Kisan Raskar and 5) Tanaji Laxman Raskar was recorded to 7/12 extract by aforesaid mutation which came to be certified on 24/04/1997;

h) After perusal of M. E. No. 10444 it reveals that, Mr. Arun Kisan Raskar died on 05/05/2005 leaving behind his legal heirs namely his wife namely 1) Sangeeta Arun Raskar, son namely 2) Siddhant Arun Raskar and minor daughter namely Aaditi Arun Raskar through her natural guardian mother Sangeeta Arun Raskar. Accordingly, name of Sangeeta Arun Raskar, Siddhant Arun Raskar and minor daughter namely Aaditi Arun Raskar through her natural guardian mother Sangeeta Arun Raskar were recorded to the 7/12 extract by aforesaid mutation which came to be certified on 15/12/2009;

i) After perusal of M. E. No. 13547 it reveals that, instructions passed in gazette of Government of maharashtra bearing its No. am. ^y..A./ à. H«\$. 180/b.-1 dated 07/05/2016 and order passed by the Hon'ble Tahsildar, Pune dated 23/05/2018 under the project of E-Mutation to exact matching of hand written 7/12 extract and computerized 7/12 extract by using Edit Module to make the corrections. The implementation of Order passed by Hon'ble Tahsildar Haveli was given to the 7/12 extract by aforesaid mutation which came to be certified on 28/12/2016.

j) After perusal of M. E. No. 14856 it reveals that, Mr. Shirish Dattatray Raskar died on 28/12/2015 leaving behind his legal heirs namely his wife namely 1) Sunita Shirish Raskar, 2) Harshada Shirish Raskar, 3) Dipika Rahul Hole, 4) Shrutika Rohit Gadhve. Accordingly, name of Sunita Shirish Raskar, Harshada Shirish Raskar, Dipika Rahul Hole and Shrutika Rohit Gadhve were recorded to the 7/12 extract by aforesaid mutation which came to be certified on 11/01/2022;

k) It is seen from the available record that, S. No. 44B/2 and 44B/3 has been amalgamated and New City Survey Extract bearing No. 1979, 1980, 1981 and 1982 has been opened equivalent to earlier Survey extract;

l) After perusal of M. E. No. 15180 it reveals that, 1) Mr. Pravin Prabhakar Raskar, 2) Shirish Dattatray Raskar through his legal heirs 2.1) Sunita Shirish Raskar and married daughters 2.2) Harshada Somnath Hole, 2.3) Deepika Rahul Hole and 2.4) Shrutika Rohit Gadhve, 3) Mr. Vilas Kushaba Raskar, 4) Arun Kisan Raskar through his legal heirs namely his wife 4.1) Sangeeta Arun Raskar, son 4.2) Siddhant Arun Raskar and married daughter 4.3) Aditi Sawpnil Raut and 5) Mr. Tanaji Laxman Raskar (Vendor) have sold, transferred and conveyed the said property bearing S. No. 44B/2 an area admeasuring 00 H. 01.26 R. and S. No. 44B/3 an area admeasuring 00 H. 01.26 R. equivalent to C.T.S No. 1979, 1980, 1981 and 1982 total area admeasuring 00 H. 02.52 R. by virtue of registered



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Sale Deed in favor of Mr. Amit Prakash Kodre (Purchaser). The said Sale Deed is executed and registered on 26/07/2022 before Sub-Registrar Haveli No. 6 at Serial No. 12495/2022. Accordingly, name of Amit Prakash Kodre was recorded to 7/12 extract by aforesaid mutation.

Thus from the above said contention and flow of title Mr. Amit Prakash Kodre has got the right of ownership, title and possession out of S. No. 44B/2 and S. No. 44B/3 equivalent to C.T.S No. 1979, 1980, 1981 and 1982 of an area admeasuring 00 H. 02.52 R of village Mundhwa.

HISTORY OF THE TITLE OF LAND C.T.S NO. 1970 (OLD S. NO. 44A, HISSA NO. 11/1B/1/1 AND OLD S. NO. 44A, HISSA NO. 11B)

a) It seen from the available record that, the land S. No. 44A, Hissa No. 11/1B/1/1 was previously owned and possessed by Mr. Shankar Ramchandra Talwalkar;

b) After perusal of M. E. No. 3465 it reveals that, Mr. Shankar Ramchandra Talwalkar died on 11/06/1972 leaving behind his legal heirs namely his son 1) Sharad Shankar Talwalkar, 2) Vinayak Shankar Talwalkar, 3) Madhukar Shankar Talwalkar and married daughters 4) Mrs. Sushila Laxaman Lokhande, 5) Mrs. Malini Manohar Pathare and 6) Mrs. Charushila. Late Shankar Ramchandra Talwalkar had executed his late Will. As per his last Will he has bequeathed the said S. No. 44B, Hissa No. 2 and 3 and S. No. 44A, Hissa No. 11/1B/1/1 to Vinayak Shankar Talwalkar. Accordingly, name of Vinayak Shankar Talwalkar was recorded to the 7/12 extract by aforesaid mutation;

c) After perusal of M. E. No. 4013 it reveals that, Dr. Vinayak Shankar Talwalkar has sold, transferred and conveyed the said land S. No. 44A, Hissa No. 11/1B/1/1 an area admeasuring 00 H. 20 R to Mr. Kushaba Dhondiba Raskar by virtue of Sale Deed dated 17/05/1985. According to the said Sale Deed, the name of Mr. Kushaba Dhondiba Raskar was recorded to 7/12 extract by aforesaid mutation which came to be certified on 25/06/1987;

d) After perusal of M. E. No. 4014 it reveals that, Dr. Vinayak Shankar Talwalkar have sold, transferred and conveyed the said land S. No. 44A, Hissa No. 11/1B/1/1 an area admeasuring 00 H. 20 R to Mr. Gopinath Dhondiba Raskar by Virtue of Sale Deed dated 17/05/1985. According to the said Sale Deed, the name of Mr. Gopinath Dhondiba Raskar was recorded to 7/12 extract by aforesaid mutation which came to be certified on 20/05/1985;

e) After perusal of M. E. No. 4015 it reveals that, Dr. Vinayak Shankar Talwalkar have sold, transferred and conveyed the said land S. No. 44A, Hissa No. 11/1B/1/1 an area admeasuring 00 H. 60 R (1 Acre 20 Gunthe) to Mr. Kisan Bhivba Raskar. The said sale deed was registered on 17/05/1985. According to the said Sale Deed, the name of Mr. Kisan Bhivba Raskar was recorded to 7/12 extract by aforesaid mutation which came to be certified;

f) After perusal of M. E. No. 4300 it reveals that, Gopinath Dhodiba and Kushaba Dhondiba Raskar filed an application U/sec. 84 and 85 of Land Revenue Code, 1966 to partition of said land i.e. S. No. 44A, Hissa No. 11/1B/1/1. As per the said Partition an area admeasuring 00 H. 02 R out of S. No. 44A, Hissa No. 11/1B/1/1 came to the share of Mr. Vinayak Shankar Talwalkar. As per the said Partition, name of Mr. Vinayak Shankar Talwalkar has been recorded for an area admeasuring 00 H. 02 R. to the 7/12 extract by aforesaid mutation;

g) After perusal of M. E. No. 5504 it reveals that, Dr. Vinayak Shankar Talwalkar has sold, transferred and conveyed the said land S. No. 44B, Hissa No. 2 an area admeasuring 00 H. 01.26 R, S. No. 44B, Hissa No. 3 an area admeasuring 00 H. 01.26 R and S. No. 44A, Hissa No. 11/1B/1/1 an area admeasuring 00 H. 02 R to 1) Pravin Prabhakar Raskar, 2) Shirish Dattatray Raskar, 3) Vilas Kushaba Raskar, 4) Arun Kisan Raskar and 5) Tanaji Laxman Raskar. The said sale deed was registered on 30/09/1996 at serial no. 6887/1996. According to the said Sale Deed, the name of 1)



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Pravin Prabhakar Raskar, 2) Shirish Dattatray Raskar, 3) Vilas Kushaba Raskar, 4) Arun Kisan Raskar and 5) Tanaji Laxman Raskar was recorded to 7/12 extract by aforesaid mutation which came to be certified on 24/04/1997;

h) After perusal of **M. E. No. 8220** it reveals that, Hon'ble Tahsildar, Pune had passed an order bearing no. आर. टी. एस/७/१२/संगण/१४३८/०४ dated 21/10/2004. According to the said order, the Pot-Hissa of Survey number were mentioned incorrectly. However, according to the said order, S. No. 44A, Hissa No. 11/1B/1/1 was changed into New S. No. 44A, Hissa No. 11B which came to be certified on 31/05/2005.

i) After perusal of **M. E. No. 10444** it reveals that, Mr. Arun Kisan Raskar died on 05/05/2005 leaving behind his legal heirs namely his wife namely 1) Sangeeta Arun Raskar, son namely 2) Siddhant Arun Raskar and minor daughter namely Aaditi Arun Raskar through her natural guardian mother Sangeeta Arun Raskar. Accordingly, name of Sangeeta Arun Raskar, Siddhant Arun Raskar and minor daughter namely Aaditi Arun Raskar through her natural guardian mother Sangeeta Arun Raskar were recorded to the 7/12 extract by aforesaid mutation which came to be certified on 15/12/2009;

j) After perusal of **M. E. No. 13895** it reveals that, Hon'ble City Survey Officer No. 1 Pune City has passed an order bearing No. जा. क्र. ५९८, नभु/दुहेरी नोंद बंद/मुढवा/२०१८ dated 02/05/2018 and an order passed by Hon'ble Tahasildar Pune bearing No. हकनोदणी/कावि/४८०/१८ dated 04/05/2018 stating that the use of Non-Agricultural land under PMC has been recorded to 7/12 extract and City Survey extract both hence the double entry of same record has been closed. Accordingly 7/12 extract of the said land has been closed and city survey record kept intact by aforesaid mutation which came to be certified on 10/05/2018;



k) After perusal of **M. E. No. 14856** it reveals that, Mr. Shirish Dattatray Raskar died on 28/12/2015 leaving behind his legal heirs namely his wife namely 1) Sunita Shirish Raskar, daughters 2) Harshada Shirish Raskar, 3) Dipika Rahul Hole, 4) Shrutika Rohit Gadhve. Accordingly, name of Sunita Shirish Raskar, Harshada Shirish Raskar, Dipika Rahul Hole and Shrutika Rohit Gadhve were recorded to the 7/12 extract by aforesaid mutation which came to be certified on 11/01/2022;

l) After perusal of **M. E. No. 1190** it reveals that, Arun Kisan Raskar died on 05/05/2005 leaving behind his legal heirs namely his wife 1) Sangeeta Arun Raskar, son 2) Siddhant Arun Raskar and married daughter 3) Aditi Sawpnil Raut. Accordingly names of 1) Sangeeta Arun Raskar, 2) Siddhant Arun Raskar and 3) Aditi Sawpnil Raut were recorded to City survey Extract by aforesaid mutation;

m) After perusal of M. E. No. **1402** it reveals that, 1) Pravin Prabhakar Raskar 2) Vilas Kushaba Raskar 3) Tanaji Laxman Raskar 4) Sangita Arun Raskar 5) Siddhant Arun Raskar 6) Aditi Swapnil Raut 7) sunita shirish Raskar 8) Harshada Somnath Hole 9) Dipika Rahul Hole 10) Shrutika Rohit Gadhve have sold, transferred and conveyed the said land C.T.S. No. 1970 an area admeasuring 00 H. 02R to Amit Prakash Kodre was recorded to 7/12 extract by aforesaid mutation.

HISTORY OF THE TITLE OF LAND C.T.S NO. 1970 (OLD S. NO. 44A/10A, 44A/10B AND 44A/11B)

a) It is seen from the available record that, the land S. No. 44A/10 was previously owned and possessed by Mr. Sukhram Shripati Kodre. Accordingly, name of Mr. Sukhram Shripati Kodre was entered to the 7/12 extract;

b) After perusal of **M. E. No. 3127** it reveals that, Mr. Sukhram Shripati Kodre had filed an application stating that, out of the said property bearing No. 44A/10 an area admeasuring 03 Acre assessed at 09 Rs. 76 Paise should be transferred to his one of the



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son namely Mr. Prakash Sukhram Kodre. As per the said application, concerned revenue authority had divided the said property into two parts and separate 7/12 extracts were opened bearing S. No. 44A/10A and S. No. 44A/10B by the aforesaid mutation;

- c) After perusal of **M. E. No. 8029** it reveals that, Mr. Sukhram Shripati Kodre died on 24/12/2002 leaving behind his legal heirs namely sons 1) Prakash Sukhram Kodre and 2) Dilip Sukhram Kodre. Late Sukhram Shripati Kodre had executed unregistered Will. According to the said unregistered will, Late Sukhram Shripati Kodre had bequeathed his property bearing S. No. 44A/10A and S. No. 44A/10B to his sons 1) Mr. Dilip Sukhram Kodre, 2) Prakash Sukhram Kodre and grandsons 3) Amit Prakash Kodre and 4) Anurag Dilip Kodre. The aforesaid mutation came to be certified on 13/02/2004;
- d) After perusal of **M. E. No. 11971** it reveals that, the application filed by Prakash Sukhram Kodre for the partition of land bearing no. 44/10B under sec 85 of Maharashtra Land Revenue Code, 1966. Accordingly, the Hon'ble Tahasildar, Pune had passed an order bearing No. 1411/2013 on 10/01/2013 in respect of land bearing no. 44/10B. As per the said order, the property bearing S. No. 44A/10B an area admeasuring 00 H. 32 R came to the share of Prakash Sukhram Kodre, an area admeasuring 00 H. 30 R came to the share of Amit Prakash Kodre, an area admeasuring 00 H. 30 R came to the share of Dilip Sukhram Kodre and an area admeasuring 00 H. 30 R came to the share of Anurag Dilip Kodre. According to the said partition, 7/12 extract of S. No. 44A/10B was amended and aforesaid mutation came to be certified on 15/01/2013;

- e) After perusal of **M. E. No. 12831** it reveals that, Prakash Sukhram Kodre, Amit Prakash Kodre, Dilip Sukhram Kodre and Anurag Dilip Kodre have partitioned the said land S.No. 44A/10A and 44A/10B by virtue of registered Partition Deed. The said Partition Deed was registered before Sub Registrar Haveli No. 8 at serial no. 8944/2014 on 16/09/2014. As per the said Deed of Partition, an area admeasuring 00 H. 86 R. out of S. No. 44A/10A came to the share of Prakash Sukhram Kodre and Amit Prakash Kodre. An area admeasuring 00 H. 18 R. Out of S. No. 44A/10B came to the share of Prakash Sukhram Kodre and Amit Prakash Kodre and an area admeasuring 01 H. 04 R. out of S. No. 44A/10B came to the share of Mr. Dilip Sukhram Kodre and Mr. Anurag Dilip Kodre. An area admeasuring 00 H. 09 R. out of S. No. 44A/5 came to the share of Prakash Sukhram Kodre and Amit Prakash Kodre and an area admeasuring 00 H. 09 R. out of S. No. 44A/5 came to the share of Mr. Dilip Sukhram Kodre and Mr. Anurag Dilip Kodre. Accordingly, the names of Prakash Sukhram Kodre, Amit Prakash Kodre, Dilip Sukhram Kodre and Anurag Dilip Kodre were recorded to the 7/12 extract by aforesaid mutation which came to be certified on 23/12/2014;
- f) After perusal of **M. E. No. 13896** it reveals that, Hon'ble City Survey Officer No. 1, Pune City has passed an order bearing No. जा. क्र. ५९८, नभु/दुहेरी नोंद बंद/मुंढवा/2018 dated 02/05/2018 and an order passed by Hon'ble Tahasildar Pune bearing No. हकनॉदणी/कावि/४८०/१८ dated 04/05/2018 stating that the use of Non-Agricultural land under PMC has been recorded to 7/12 extract and City Survey extract both hence the double entry of same record has been closed. Accordingly 7/12 extract of the said land has been closed and City Survey Record kept intact by aforesaid mutation which came to be certified on 10/05/2018;



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- g) After perusal of **M. E. No. 13598** it reveals that, instructions passed in gazette of Government of Maharashtra bearing its No. रा. भू. अ./प्र क्र. १८०/ल-१ dated 07/05/2016 and order passed by the Hon'ble Tahsildar, Pune dated 23/05/2018 under the project of E-Mutation to exact matching of hand written 7/12 extract and computerized 7/12 extract by using Edit Module to make the corrections for the property bearing S. No. 44A/10B. The implementation of Order passed by Hon'ble Tahsildar, Pune was given to the 7/12 extract by aforesaid mutation which came to be certified on 12/05/2017.
- h) After perusal of M. E. No. 648 it reveals that, Prakash Sukhram Kodre died on 25/04/2019 leaving behind his legal heirs namely his wife 1) Chitra Prakash Kodre, son 2) Amit Prakash Kodre and married daughter 3) Poonam Tushar Shinde. Accordingly names of 1) Chitra Prakash Kodre, son 2) Amit Prakash Kodre and married daughter 3) Poonam Tushar Shinde were recorded to City survey Extract by aforesaid mutation which came to be certified on 31/10/2019;
- i) It is seen from the available record that, the said Poonam Tushar Shinde have released her undivided share, interest and rights of the said land in favor of her brother namely Amit Prakash Kodre by virtue of registered Release Deed dated 15/12/2020. The said Release Deed has been registered before Sub Registrar Haveli No. 6 at Sr. No. 4976/2020. As per said Release Deed, name of Poonam Tushar Shinde was deleted from the City survey Extract by aforesaid mutation;
- j) After perusal of **M. E. No. 1859** it reveals that, Mrs. Chitra Prakash Kodre has released her undivided rights, share and interest in favour of Mr. Amit Prakash Kodre by virtue of Release Deed dated 19/03/2024. The said Release Deed is registered before the Sub-



Registrar Haveli No. 6 at Sr. No. 5105/2024. Accordingly the name of Mrs. Chitra Amit Kodre was deleted from revenue record.

Thus, **Mr. Amit Prakash Kodre** is the absolute owner and in possession of **an area admeasuring 01 H 06 R out of C.T.S. No. 1970 (Old S.No.44A (P) and (Old S.No.44A/10A), S. No. 44b, Hissa No. 2 an area admeasuring 00 H. 01.26R and S. No. 44b, Hissa No 3 an area admeasuring 00 H. 01.26R both are equivalent to C.T.S. No. 1979, 1980, 1981 and 1982** i.e. total area admeasuring **01 H. 08.52 R** and accordingly the said Scheduled Properties are free from all encumbrances as per available record. Accordingly, the said owner i.e. **Mr. Amit Prakash kodre** has clean, clear and marketable title of the said land.

Date: 07/03/2025

Advocate



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