



Office: The Space, Ground Floor, Shop No. 102, Grant Road, Kharadi, Pune-411014

Chamber: No.C-28, District and Sessions Court, Shivaji Nagar, Pune - 411005

FORMAT -A

(Circular 28/2021 Dated 08.03.2021)

To,

MahaRERA,

**Housefin Bhavan, Plot No. C-21,
E-block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051**

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Gat Nos. 208/1 and 209 situated at village Manjari Khurd, Taluka Haveli, District Pune-412307 area admeasuring about 19868 Sq. Mtrs. which is Sector R-23 out of total area of 27,000 Sq. Mtrs. of land.

I have investigated the title of the land for 30 years on the request of Asoj Realty LLP and copies of following documents:

1. 7/12 extract from 1995 to 2024
2. Mutation Entries mentioned in this report
3. Sale Deed registered at Sr. No. 1028/1976 dated 06.07.1976
4. Sale Deed registered at Sr. No. 1668/1978 dated 07.10.1978
5. Release Deed registered at Sr. No. 9451/2007 dated 30.11.2007
6. Release Deed registered at Sr. No. 9452/2007 dated 30.11.2007
7. Development Agreement registered at Sr. No. 18882/2024 dated 14.08.2024
8. Power of Attorney registered at Sr. No. 18884/2024 dated 14.08.2024
9. Lease Deed registered at Sr. No. 4417/2018 dated 06.04.2018
10. Sale Deed registered at Sr. No. 18898/2024 dated 14.08.2024



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11. Power of Attorney registered at Sr. No. 18901/2024 dated 14.08.2024
12. Deed of Rectification registered at Sr. No. 15189/2024 dated 13.09.2024
13. Power of Attorney registered at Sr. No. 23550/2024 dated 27.11.2024
14. Deed of Mortgage registered at Sr. No. 26417/2024 dated 11.12.2024
15. Amendment and Restatement Deed registered at Sr. No. 3050/2025 dated 03.02.2025

2/- 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 Asoj Realty LLP is clean, clear and marketable except of encumbrance created in favour of Catalyst Trusteeship Limited.

Owner of the land –

	Name of Owner	Gat No.	Area In Sq. Mtrs.
1.	1) Vasant Gopinath Gaikwad, 2) Alka Vasant Gaikwad, 3) Satish Vasant Gaikwad, 4) Archana Satish Gaikwad, 5) Riya Satish Gaikwad, 6) Diksha Satish Gaikwad, 7) Viraj Satish Gaikwad, through legal guardian and Father Satish Vasant Gaikwad, 8) Shailesh Vasant Gaikwad, 9) Rupali Shailesh Gaikwad, 10) Prathamesh Shailesh Gaikwad through legal guardian and father Shailesh Vasant Gaikwad, 11) Sai Shailesh Gaikwad, 12) Sharda Vinayak Gaikwad, 13) Rajendra Vinayak Gaikwad, 14) Suvarna Rajendra Gaikwad, 15) Ashutosh Rajendra Gaikwad, 16) Puja Ramesh Kamthe (after marriage, Puja Ashutosh Gaikwad), 17) Ruchika Rajendra Gaikwad (Name after marriage- Ruchika Tushar Bhadle), 18) Umesh	Gat No. 208/1	9800
2.		Gat No. 209	10400



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	Vinayak Gaikwad, 19) Vaishali Umesh Gaikwad, 20) Aditya Umesh Gaikwad, 21) Prajakta Prakash Beloshe (Name after marriage- Prajakta Aditya Gaikwad), 22) Ashish Umesh Gaikwad		
3.	Asoj Realty LLP	Gat No. 208/1	3400
		Gat No. 209	3400
		Total	

Developer of the land - Asoj Realty LLP

Name of Developer	Gat No.	Area In Sq. Mtrs.
Asoj Realty LLP	Gat No. 208/1	9800
	Gat No. 209	10400
	Total	20200

of village **Manjari Khurd**, Taluka Haveli, District Pune-412307

3/- The Report reflecting the flow of the title of Asoj Realty LLP on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date: 16.05.2025


GARGI P. BHANDARE

Advocate





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(Circular 28/2021 Dated 08.03.2021)

ANNEXURE**A) FLOW OF THE TITLE OF THE SAID LAND****1. GAT NO. 208/1 (Old Survey Nos. 24/10 and 24/29)**

- 1.1. Shri. Devaji Manaji Undre was the owner of all the pieces and parcels of land bearing Survey Nos. 24/10 admeasuring 3 Acres 10 Gunthas, and Survey Nos. 24/29 admeasuring 2 Acres 09 Gunthas (including Potkharaba 00 Acres 13 Guntha) situated, lying and being at Village Manjari Khurd, within the Registration Sub-District of Taluka Haveli, District Pune.
- 1.2. It is reveled from the record that, Devaji Manaji Undre sold, transferred and conveyed the Property Survey Nos. 24/10 admeasuring 3 Acres 10 Gunthas in favour of Shri. Amruta Bhiva Avhali on 21.05.1929 subsuquently the name of Amruta Bhiva Avhali was recorded on the 7/12 extract vide mutation entry no. 600 dated 1.10.1929.
- 1.3. It is reveled from the record that, Devaji Manaji Undre sold, transferred and conveyed the Property Survey Nos. 24/29 admeasuring 2 Acres 09 Gunthas (including Potkharaba 00 Acres 13 Guntha) in favour of Shri. Amruta Bhiva Avhali on 13.05.1932 subsuquently the name of Amruta Bhiva Avhali was recorded on the 7/12 extract vide mutation entry no. 689 dated 14.10.1932.
- 1.4. Shri. Amruta Bhiva Avhali died on 03.10.1958, leaving behind the legal heir namely; (1) Kaluram Amruta Avhali (Son) (2)Patilbuva Amruta Avhali (Son) (3) Ananda Amruta Avhali (Son) (4) Salubai Amruta Avhali (Wife) (5) Parvatibai Amruta Avhali (Wife) (6) Hirabai Dnyanoba Kalje (Daughter) (7) Bhagubai Vishnu Undre (Daughter) (8) Kalubai Laxman Bhadale(Daughter) (9) Subhadrabai Mahudu Harpale (Daughter) (10) Naukalbai Bhagwan Kamthe(Daughter) (11) Yesubai Amruta Avhali (Daughter) (12) Kasabai Amruta Avhali (Daughter) (13) Baydabai Amruta Avhali (Daughter) (14) Gavubai





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Bhanu Avhali (Sister in Law-Brother's wife) (15) Harubai Dagdu Bhadle (Niece-Brother's Daughter) (16) Anubai Rav Hargude (Niece- Brother's Daughter) . The name of abovementioned legal heirs was recorded on the 7/12 extract vide mutation entry No. 1806 dated 22.01.1959.

- 1.5. It is reveled from the record that As per application given by Salubai Amruta Avhali the (1) Salubai Amruta Avhali (Wife) (2) Parvatibai Amruta Avhali (Wife) (3) Hirabai Dnyanoba Kalje (Daughter) (4) Bhagubai Vishnu Undre (Daughter) (5) Kalubai Laxman Bhadale(Daughter) (6) Subhadrabai Mahudu Harpale (Daughter) (7) Naukalbai Bhagwan Kamthe(Daughter) (8) Yesubai Nigade (Daughter) (9) Kasabai Amruta Avhali (Daughter) (10) Baydabai Amruta Avhali (Daughter) deleted from the 7/12 extract and the name of (1) Kaluram Amruta Avhali (Son) (2)Patilbuva Amruta Avhali (Son) (3) Ananda Amruta Avhali (Son) recorded on the 7/12 extract vide mutation entry no. 2258 dated 05.12.1968.
- 1.6. On applicability of Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 the area admeasuring "Acre - Guntha" was converted as "Hectare - Ares" and the said entry is duly recorded on the 7/12 extract vide Mutation Entry No.2266 dated 27.12.1968.
- 1.7. As per 'Phalni Mojani' of year 1964 survey record was corrected but the execution was pending. According to order issued by Assistant Cosolidation Officer,4 Pune and on the record of 'Phalni Bara' the name of (1) Kaluram Amruta Avhali (2)Patilbuva Amruta Avhali (3) Ananda Amruta Avhali (4) Harubai Dagdu Bhadle (5) Anubai Rav Hargude recorded on 7/12 of 24/29 A, area admeasuring 00 H 33 R(including Potkharaba 00 H 08 Ares) and 24/29 B area admeasuring 00 H 57 R (including Potkharaba 00 H 05 Ares)vide mutation entry no. 2282 dated 06.08.1969.
- 1.8. The Scheme for Consolidation of Holdings was implemented for Village Manjari Khurd pursuant to The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947, under which land from various survey numbers was consolidated and assigned





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Gat numbers. Accordingly, Survey Nos. 24/10, 24/29A, and 24/29B were collectively assigned Gat No. 208, area admeasuring about 02 H 22 Ares.

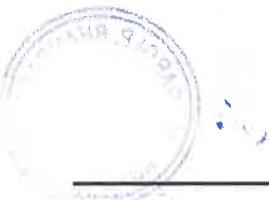
1.9. It is revealed from the records that, pursuant to Order No. R.A.Q/3/63(WAR) dated 03.05.1971 & 26.08.1972 issued by the Hon'ble Collector, Pune, and P/No/Land/W/II/2817/05.11.1972 issued by the Hon'ble Tahsildar, Haveli, land bearing Survey No. 24/10 having Gat No. 208, admeasuring 01 H 32 Ares, was excluded from the Military Reservation effective 01.05.1971 and subsequently allotted to the original landowners.

1.10. According to the order issued by the Hon'ble Commissioner under Hu/No. L.N.D./Po 5/728 dated 01.07.1976, Gat No. 208 was divided into:

Gat No. 208/1, admeasuring 01 Hectare 32 Ares, recorded in the names of Kaluram Amruta Avhali, Patilbuva Amruta Avhali, and Ananda Amruta Avhali.

Gat No. 208/2, admeasuring 00 Hectare 90 Ares, recorded in the names of Nivrutti and Bhujang Patil Buva Sawant.

1.11. It is revealed from the record that the permission for the sale of Gat No. 208/1 was granted by the Hon'ble Collector vide JA. No. CON.W.S.1728/1976 dated 05.07.1976. Subsequently, Kaluram Amruta Avhali, Patilbuva Amruta Avhali, and Ananda Amruta Avhali executed a Sale Deed in favor of (1) Vasant Gopinath Gaikwad and (2) Vinayak Gopinath Gaikwad, thereby selling, transferring, and conveying an area admeasuring 01 Hectare 32 Ares out of Gat No. 208. The said Sale Deed was duly registered at Serial No. 1028/1976 in the office of the Sub-Registrar, Haveli 1, on 06.07.1976. Consequently, the names of (1) Vasant Gopinath Gaikwad and (2) Vinayak Gopinath Gaikwad were duly recorded in the owner's column of the 7/12 Extract in respect of Gat No. 208/1, admeasuring 01 Hectare 32 Ares, along with the right to draw water from Lift Irrigation, as per order Hu/ No. ATA/WS/1432 dated 30.05.1976 issued by the Hon'ble Collector, Pune. The said transaction was further reflected through Mutation Entry No. 369, dated 19.07.1976.





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1.12. Vide Mutation Entry No. 1620 dated 23.06.1988 "Reservation for Mumbai Pune Petroleum & Mineral Pipe Line" was recorded in other rights columns. The right to use the land has been acquired under Section 6(1) of the Mumbai-Pune Petroleum and Mineral Pipelines (Acquisition of Right of User in Land) Act, 1962. Accordingly, Hindustan Petroleum Corporation Ltd. Mumbai, has obtained the right to use the area admeasuring 00 H 3.78 Ares out of the Gat No. 208. As per the notification published under the said Act in the Gazette of India, and pursuant to the order from the Tahsildar, Haveli, bearing No. TahO/661/87 dated 17/03/1987, an entry has been recorded in the "Other Rights" column of the 7/12 extract of the said property, stating: "Right of Land Use - Hindustan Petroleum Corporation Ltd, Mumbai".

1.13. As per letter No. HAD/KARJ/24/02 dated 19.08.2002, issued by UCO Bank, Hadapsar, the loan availed by Vasant Gopinath Gaikwad and Vinayak Gopinath Gaikwad accordingly the name of UCO Bank, Hadapsar was entered in other right column on the 7/12 extract vide Mutation Entry No. 3789 dated 26.08.2002.

1.14. The loan of the UCO Bank, Hadapsar was repaid by Vasant Gopinath Gaikwad & Vinayak Gopinath Gaikwad, and letter issued by UCO Bank dated 17.12.2007, subsequently the loan entry was deleted from the other rights column vide Mutation Entry No. 4519 dated 16.01.2008.

1.15. Shri. Vinayak Gopinath Gaikwad died on 28.11.2014, leaving behind the legal heir namely; 1) Rajendra Vinayak Gaikwad, (Son) 2) Umesh Vinayak Gaikwad (Son), 3) Chhaya Shivraj Buchake(Daughter), 4) Sunita Ramesh Dhole(Daughter) and (5) Sharda Vinayak Gaikwad (wife) . The name of 1) Rajendra Vinayak Gaikwad, (Son) 2) Umesh Vinayak Gaikwad (Son), 3) Chhaya Shivraj Buchake(Daughter), 4) Sunita Ramesh Dhole(Daughter) and (5) Sharda Vinayak Gaikwad (wife) was recorded on the 7/12 extract vide mutation entry No. 5560 dated 10.02.2015.

1.16. It is revealed from the records that subsequently, Chhaya Shivraj Buchake and Sunita Ramesh Dhole relinquished their rights in Gat No. 208 in favour of Rajendra Vinayak Gaikwad and Umesh Vinayak Gaikwad, through a Release Deed executed and registered



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in the office of the Sub-Registrar, Haveli 6, at Sr. No. 9452/2007, dated 30.11.2007.

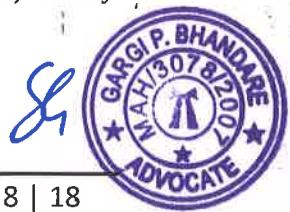
Pursuant thereto, the names of Chhaya Shivraj Buchake and Sunita Ramesh Dhole were deleted from the 7/12 extract vide Mutation Entry No. 5561, dated 10.02.2015.

1.17. It is revealed from the records that subsequently, Anita Arun Shinde and Savita Uttam Khese relinquished their rights in Gat No. 208 in favour of Satish Vasant Gaikwad and Shailesh Vasant Gaikwad, through a Release Deed executed and registered in the office of the Sub-Registrar, Haveli 6, at Sr. No. 9451/2007, dated 30.11.2007.

1.18. As per direction given by Government Circular bearing No. Ra. Bhu.A./Pra. Kra. 180/L-1 dated 07.05.2016, Tahsildar Nigadi Dist.Pune, issued an Order bearing No. dated 21.09.2017 and tallied computerized 7/12 extract with handwritten 7/12 extract and accordingly corrections were done and recorded on the 7/12 extract vide Mutation Entry No. 5816 dated 21.09.2017.

1.19. As per direction given by Government Circular bearing No. Ra. Bhu.A./Pra.Kra 180/L-1 dated 07/05/2016, Tahsildar Haveli,Dist.Pune issued an Order bearing No. 03.11.2016 and accordingly corrections were done and recorded on the 7/12 extract vide Mutation Entry No. 5711 dated 11.09.2018.

1.20. Development Agreement dated 14.08.2024, registered in the Office of Sub-Registrar, Haveli No.23, Pune, at Serial No.18882/2024, & Power of Attorney registered at Sr. No. 18884/2024 dated 14.08.2024 made and entered into between (1) Vasant Gopinath Gaikwad (2) Alka Vasant Gaikwad (3) Satish Vasant Gaikwad (4) Archana Satish Gaikwad, (5) Riya Satish Gaikwad, (6) Diksha Satish Gaikwad (7) Viraj Satish Gaikwad (8) Shailesh Vasant Gaikwad,(9) Rupali Shailesh Gaikwad (10)Prathamesh Shailesh Gaikwad (11) Sai Shailesh Gaikwad(12) Sharda Vinayak Gaikwad (13) Rajendra Vinayak Gaikwad (14) Suvarna Rajendra Gaikwad (15) Ashutosh Rajendra Gaikwad (16) Puja Ramesh Kamthe (After Marriage Puja Ashutosh Gaikwad (17) Ruchika Rajendra Gaikwad(After Marriage Ruchika Tushar Bhadle) (18) Umesh Vinayak Gaikwad (19) Vaishali Umesh Gaikwad (20) Aditya Umesh Gaikwad (21) Prajakta Prakash Beloshe (After Marriage Prajakta Aditya Gaikwad (22) Ashish Umesh Gaikwad referred to as the Owner therein, and Asoj Realty





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LLP referred to as the Developers therein and (1) M/S. Atul Bulders (2) M/S. Classic Promoters & Builders Pvt.Ltd. (3) M/S. Ashdan Developers Pvt.Ltd. and (4) M/S. Arhum Erectors Pvt.Ltd. referred to as the Consenting Party therein, the Owner granted development rights in respect of the Gat No. 208/1 area admeasuring 00 H 98 Ares out of total area admeasuring 01 H 32 Ares in favour of the Asoj Realty LLP for the consideration and on the terms and conditions stated therein.

1.21. It is revealed from the record that, (1) Vasant Gopinath Gaikwad (2) Alka Vasant Gaikwad (3) Satish Vasant Gaikwad (4) Archana Satish Gaikwad, (5) Riya Satish Gaikwad, (6) Diksha Satish Gaikwad (7) Viraj Satish Gaikwad (8) Shailesh Vasant Gaikwad, (9) Rupali Shailesh Gaikwad (10) Prathamesh Shailesh Gaikwad (11) Sai Shailesh Gaikwad (12) Sharda Vinayak Gaikwad (13) Rajendra Vinayak Gaikwad (14) Suvarna Rajendra Gaikwad (15) Ashutosh Rajendra Gaikwad (16) Puja Ramesh Kamthe (After Marriage Puja Ashutosh Gaikwad) (17) Ruchika Rajendra Gaikwad (After Marriage Ruchika Tushar Bhadle) (18) Umesh Vinayak Gaikwad (19) Vaishali Umesh Gaikwad (20) Aditya Umesh Gaikwad (21) Prajakta Prakash Beloshe (After Marriage Prajakta Aditya Gaikwad) (22) Ashish Umesh Gaikwad sold, transferred and conveyed the area admeasuring 00 H 34 Ares out of total area admeasuring 01 H 32 Ares of the Property Gat No. 208/1, in favour of Asoj Realty LLP vide the Sale Deed which is executed & registered in the office of Sub Registrar Haveli 23 at Sr.No. 18898/2024 dated 14.08.2024 along with Power of Attorney having Sr.No. 18901/2024 registered on the same day. The name of Asoj Realty LLP recorded on the 7/12 extract of the Gat No. 208/1 for the area admeasuring 00 H 34 Ares vide Mutation Entry No. 7506 dated 21.10.2024.

1.22. Thereafter Deed of Rectification was executed and registered on 13.09.2024 between (1) Vasant Gopinath Gaikwad, (2) Alka Vasant Gaikwad, (3) Satish Vasant Gaikwad, (4) Archana Satish Gaikwad, (5) Riya Satish Gaikwad, (6) Diksha Satish Gaikwad, (7) Viraj Satish Gaikwad, (8) Shailesh Vasant Gaikwad, (9) Rupali Shailesh Gaikwad, (10) Prathamesh Shailesh Gaikwad, (11) Sai Shailesh Gaikwad, (12) Sharda Vinayak Gaikwad, (13) Rajendra Vinayak Gaikwad, (14) Suvarna Rajendra Gaikwad, (15) Ashutosh



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Rajendra Gaikwad, (16) Puja Ramesh Kamthe (after marriage, Puja Ashutosh Gaikwad), (17) Ruchika Rajendra Gaikwad (after marriage, Ruchika Tushar Bhadle), (18) Umesh Vinayak Gaikwad, (19) Vaishali Umesh Gaikwad, (20) Aditya Umesh Gaikwad, (21) Prajakta Prakash Beloshe (after marriage, Prajakta Aditya Gaikwad), (22) Ashish Umesh Gaikwad, and Asoj Realty LLP in the office of Sub-Registrar, Haveli 11, at Serial No. 15189/2024. By the said Deed of Rectification dated 13.09.2024, the area of Gat No. 208/1, which was erroneously mentioned as 0.0034 Hectare Ares, was rectified to 00 Hectare 34 Ares in Index II of the Sale Deed dated 14.08.2024, bearing Serial No. 18898/2024.

1.23. It is revealed from the record that Asoj Realty LLP executed a Power of Attorney in favor of Ashdan Developers Pvt. Ltd. concerning Gat No. 208/1 for the acts and purposes specified therein. The said Power of Attorney was executed and registered in the office of Sub-Registrar, Haveli 15, under Sr. No. 23550/2024 on 27.11.2024.

2. GAT NO. 209 (Old Survey Nos. 24/11A &24/11B)

2.2 Shri. Maruti Nama Undre was the owner of all the pieces and parcels of land bearing Survey Nos, 24/11 admeasuring 3 Acres 16 Gunthas situated, lying and being at Village Manjari Khurd, within the Registration Sub-District of Taluka Haveli, District Pune.

2.3 Shri. Maruti Nama Undre died on 29.10.1946, leaving behind the only legal heir namely; Arjuna Maruti Undre (Son). The name of Arjuna Maruti Undre was recorded on the 7/12 extract vide mutation entry No. 1115 dated 26.11.1946.

2.4 On perusal of the 7/12 extracts in respect of the said Gat No.209 it appears that Mutation Entry No. 341 mentioned therein but the same has not been available.

2.5 On applicability of Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958 the area admeasuring "Acre - Guntha" was converted as "Hectare - Ares" and the said entry is duly recorded on the 7/12 extract vide Mutation Entry No.2266 dated 27.12.1968.



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- 2.6 As per the mutation entry no. 2272 dated 02.08.1969, order No. ON/Manjari Khurd Dated 30.07.69 issued by Assistant Consolidation Officer,4 Pune the S.No. 24/11 divided as, S.No. 24/11 A in name of Arjuna Maruti Undre and S.No. 24/11 B in name of Revubai Rama Undre.
- 2.7 As per 'Phalni Mojani' of year 1964 survey record was corrected but the execution was pending. According to order issued by Assistant Consolidation Officer,4 Pune and on the record of 'Phalni Bara' the name of Arjuna Maruti Undre recorded on 7/12 of 24/11 A, area admeasuring 00 H 65 R and the name of Revubai Rama Undre recorded on 7/12 of 24/11 B area admeasuring 00 H 73 R, vide mutation entry no. 2282 dated 06.08.1969.
- 2.8 Mutation Entry No. 1 dated 16 September 1970, records that the Scheme consolidation of holdings was implemented for Village Manjari Khurd, pursuant to The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947, under which land under various survey numbers was consolidated and assigned Gat numbers. Accordingly, Survey Nos. 24/11A, and 24/11B were collectively assigned Gat No. 209, area admeasuring about 01 H 38 Ares.
- 2.9 On perusal of the 7/12 extracts in respect of the said Gat No.209 it appears that Mutation Entry No. 2273 mentioned therein but the said Mutation Entry is not related to the said Gat No. 209.
- 2.10 It is revealed from the record that, by and under the Sale Deed dated 07.10.1978 duly registered at serial No. 1668/1978 in the office of Sub Registrar Haveli 2, Smt. Revubai Rama Undre sold, transferred and conveyed the said Property Gat No. 209, area admeasuring 01 H 38 Ares alongwith Gat No. 206 in favour of (1)Vasant Gopinath Gaikwad and (2) Vinayak Gopinath Gaikwad. Accordingly, Mutation Entry No.550 dated 09.11.1978 came to be affected and the names of (1)Vasant Gopinath Gaikwad and (2) Vinayak Gopinath Gaikwad were recorded in the owner's column of the 7/12 Extract in respect of the said Gat no. 209.
- 2.11 Vide Mutation Entry No. 1620 dated 23.06.1988 "Reservation for Mumbai Pune Petroleum & Mineral Pipe Line" was recorded in other rights columns. The right to use the land has





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been acquired under Section 6(1) of the Mumbai-Pune Petroleum and Mineral Pipelines (Acquisition of Right of User in Land) Act, 1962. Accordingly, Hindustan Petroleum Corporation Ltd. Mumbai, has obtained the right to use the area admeasuring 00 H 3.06 Ares out of the Gat No. 209. As per the notification published under the said Act in the Gazette of India, and pursuant to the order from the Tahsildar, Haveli, bearing No. Tah0/661/87 dated 17/03/1987, an entry has been recorded in the "Other Rights" column of the 7/12 extract of the said property, stating: "Right of Land Use - Hindustan Petroleum Corporation Ltd., Mumbai".

2.12 Vide Mutation Entry No. 3789 dated 26.08.2002, and as per Letter No. HAD/KARJ/24/02 dated 19.08.2002, issued by UCO Bank, Hadapsar, a loan was availed by Vasant Gopinath Gaikwad and Vinayak Gopinath Gaikwad. However, the said Mutation Entry No. 3789 was not recorded in the 7/12 extract of Gat No. 209.

2.13 Shri. Vinayak Gopinath Gaikwad died on 28.11.2014, leaving behind the legal heir namely; 1) Rajendra Vinayak Gaikwad, (Son) 2) Umesh Vinayak Gaikwad (Son), 3) Chhaya Shivraj Buchake(Daughter),4) Sunita Ramesh Dhole(Daughter) and Sharda Vinayak Gaikwad (wife) . The name of 1) Rajendra Vinayak Gaikwad, (Son) 2) Umesh Vinayak Gaikwad (Son), 3) Chhaya Shivraj Buchake(Daughter),4) Sunita Ramesh Dhole(Daughter) and (5) Sharda Vinayak Gaikwad (wife) was recorded on the 7/12 extract vide mutation entry No. 5560 dated 10.02.2015.

2.14 It is revealed from the records that subsequently, Chhaya Shivraj Buchake and Sunita Ramesh Dhole relinquished their rights in Gat No. 209 in favour of Rajendra Vinayak Gaikwad and Umesh Vinayak Gaikwad, through a Release Deed executed and registered in the office of the Sub-Registrar, Haveli 6, at Sr. No. 9452/2007, dated 30.11.2007. Pursuant thereto, the names of Chhaya Shivraj Buchake and Sunita Ramesh Dhole were deleted from the 7/12 extract vide Mutation Entry No. 5561, dated 10.02.2015.

2.15 It is revealed from the records that subsequently, Anita Arun Shinde and Savita Uttam Kheste relinquished their rights in Gat No. 209 in favour of Satish Vasant Gaikwad and Shailesh Vasant Gaikwad, through a Release Deed executed and registered in the office





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of the Sub-Registrar, Haveli 6, at Sr. No. 9451/2007, dated 30.11.2007.

2.16 As per direction given by Government Circular bearing No. Ra. Bhu.A./Pra. Kra. 180/L-1 dated 07.05.2016, Tahsildar Nigadi Dist.Pune, issued an Order bearing No. dated 21.09.2017 and tallied computerized 7/12 extract with handwritten 7/12 extract and accordingly corrections were done and recorded on the 7/12 extract vide Mutation Entry No. 5816 dated 21.09.2017.

2.17 (1) Vasant Gopinath Gaikwad, (2) Satish Vasant Gaikwad (3) Shailesh Vasant Gaikwad(4) Rajendra Vinayak Gaikwad(5) Umesh Vinayak Gaikwad and (6)Sharda Vinayak Gaikwad executed Lease Deed in favour of Kul Developers Pvt.Ltd for the area admeasuring 00 H 6.25 Ares out of the total land admeasuring 01 H 38 Ares of the Gat No. 209 for the period of 36 months from the date of 06.4.2018. The said Lease deed executed and registered in the office of Sub Registrar Haveli 15 at Sr. No. 4417/2018 on 06.04.2018.

2.18 As per direction given by Government Circular bearing No. Ra. Bhu.A/Pra.Kra 180/L-1 dated 07/05/2016, Tahsildar Haveli,Dist.Pune issued an Order bearing No. 03.11.2016 and accordingly corrections were done and recorded on the 7/12 extract vide Mutation Entry No. 5711 dated 11.09.2018.

2.19 Development Agreement dated 14.08.2024, registered in the Office of Sub-Registrar, Haveli No.23, Pune, at Serial No.18882/2024, & Power of Attorney registered at Sr. No. 18884/2024 dated 14.08.2024, made and entered into between (1) Vasant Gopinath Gaikwad (2) Alka Vasant Gaikwad (3) Satish Vasant Gaikwad (4) Archana Satish Gaikwad, (5) Riya Satish Gaikwad, (6) Diksha Satish Gaikwad (7) Viraj Satish Gaikwad (8) Shailesh Vasant Gaikwad,(9) Rupali Shailesh Gaikwad (10)Prathamesh Shailesh Gaikwad (11) Sai Shailesh Gaikwad(12) Sharda Vinayak Gaikwad (13) Rajendra Vinayak Gaikwad (14) Suvarna Rajendra Gaikwad (15) Ashutosh Rajendra Gaikwad (16) Puja Ramesh Kamthe (After Marriage Puja Ashutosh Gaikwad (17) Ruchika Rajendra Gaikwad(After Marriage Ruchika Tushar Bhadle) (18) Umesh Vinayak Gaikwad (19) Vaishali Umesh Gaikwad (20) Aditya Umesh Gaikwad (21) Prajakta Prakash Beloshe (After Marriage Prajakta Aditya Gaikwad (22) Ashish Umesh Gaikwad referred to as the Owner therein, and Asoj Realty





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LLP referred to as the Developers therein and (1) M/S. Atul Bulders (2) M/S. Classic Promoters & Builders Pvt.Ltd. (3) M/S. Ashdan Developers Pvt.Ltd. and (4) M/S. Arhum Erectors Pvt.Ltd. referred to as the Consenting Party therein, the Owners granted development rights in respect of Gat No. 209, admeasuring 01 Hectare 04 Ares out of the total area admeasuring 01 Hectare 38 Ares, in favour of Asoj Realty LLP for the consideration and on the terms and conditions stated therein.

2.20 It is revealed from the record that, (1) Vasant Gopinath Gaikwad (2) Alka Vasant Gaikwad (3) Satish Vasant Gaikwad (4) Archana Satish Gaikwad, (5) Riya Satish Gaikwad, (6) Diksha Satish Gaikwad (7) Viraj Satish Gaikwad (8) Shailesh Vasant Gaikwad, (9) Rupali Shailesh Gaikwad (10) Prathamesh Shailesh Gaikwad (11) Sai Shailesh Gaikwad (12) Sharda Vinayak Gaikwad (13) Rajendra Vinayak Gaikwad (14) Suvarna Rajendra Gaikwad (15) Ashutosh Rajendra Gaikwad (16) Puja Ramesh Kamthe (After Marriage Puja Ashutosh Gaikwad) (17) Ruchika Rajendra Gaikwad (After Marriage Ruchika Tushar Bhadle) (18) Umesh Vinayak Gaikwad (19) Vaishali Umesh Gaikwad (20) Aditya Umesh Gaikwad (21) Prajakta Prakash Beloshe (After Marriage Prajakta Aditya Gaikwad) (22) Ashish Umesh Gaikwad sold, transferred and conveyed the area admeasuring 00 H 34 Ares out of total area admeasuring 01 H 38 Ares of the Property Gat No. 209, in favour of Asoj Realty LLP vide the Sale Deed which is executed & registered in the office of Sub Registrar Haveli 23 at Sr.No. 18898/2024 dated 14.08.2024 along with Power of Attorney having Sr.No. 18901/2024 registered on the same day. The name of Asoj Realty LLP recorded on the 7/12 extract of the Gat No. 209 for the area admeasuring 00 H 34 Ares vide Mutation Entry No. 7506 dated 21.10.2024.

2.21 Thereafter, Deed of Rectification was executed and registered on 13.09.2024 between (1) Vasant Gopinath Gaikwad, (2) Alka Vasant Gaikwad, (3) Satish Vasant Gaikwad, (4) Archana Satish Gaikwad, (5) Riya Satish Gaikwad, (6) Diksha Satish Gaikwad, (7) Viraj Satish Gaikwad, (8) Shailesh Vasant Gaikwad, (9) Rupali Shailesh Gaikwad, (10) Prathamesh Shailesh Gaikwad, (11) Sai Shailesh Gaikwad, (12) Sharda Vinayak Gaikwad, (13) Rajendra Vinayak Gaikwad, (14) Suvarna Rajendra Gaikwad, (15) Ashutosh Rajendra





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Gaikwad, (16) Puja Ramesh Kamthe (after marriage, Puja Ashutosh Gaikwad), (17) Ruchika Rajendra Gaikwad (after marriage, Ruchika Tushar Bhadle), (18) Umesh Vinayak Gaikwad, (19) Vaishali Umesh Gaikwad, (20) Aditya Umesh Gaikwad, (21) Prajakta Prakash Beloshe (after marriage, Prajakta Aditya Gaikwad), (22) Ashish Umesh Gaikwad, and Asoj Realty LLP in the office of Sub-Registrar, Haveli 11, under Serial No. 15189/2024. By the said Deed of Rectification dated 13.09.2024, the area of Gat No. 209, which was erroneously mentioned as 0.0034 Hectare Ares, was rectified to 00 Hectare 34 Ares in Index II of the Sale Deed dated 14.08.2024, bearing Serial No. 18898/2024.

2.22 It is revealed from the record that, Asoj Realty LLP executed a Power of Attorney in favour of Ashdan Developers Pvt. Ltd. concerning Gat No. 209 for the acts and purposes specified therein. The said Power of Attorney was executed and registered in the office of Sub-Registrar, Haveli 15, under Sr. No. 23550/2024 on 27.11.2024.

B) Public Notice: - A public notice concerning Gat Nos. 206, 208/1, and 209 was published in *Daily Prabhat* (City and Gramin) on May 18, 2024, by Advocate Prajakta Madan Vanjari, inviting objections from the general public.

C) MORTGAGES AND RECONVEYANCES:

1. Asoj Realty LLP and others has mortgaged the Gat No. 206 area admeasuring about 3800 Sq.Mtrs. , Gat No. 208/1 area admeasuring about 3400 Sq.Mtrs. out of 13200 Sq.Mtrs. , Gat No. 209 area admeasuring about 3400 Sq.Mtrs. out of 13800 Sq.Mtrs. including other lands to Catalyst Trusteeship Limited vide Mortgage Deed dated 11.12.2024 which is registered in the office of sub registrar Haveli no. 16 at serial no.26417/2024.
2. Thereafter Asoj Realty LLP and others and Catalyst Trusteeship Limited, entered into an Amendment & Restatement Deed relating to the Deed of Mortgage dated 11.12.2024, which is executed and registered in the office of Sub Registrar Haveli 16 at Sr. No. 3050/2025 on 03.02.2025.





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D) LITIGATION

There is no pending litigation in respect of the subject lands.

E) Approvals

- 1) The Urban Development Department, Government of Maharashtra vide its Notification dated 04.04.2008 bearing No. TPS — 1807 / 245 / CR-641 / 07 / UD -13 read with Corrigendum and Addendum both dated 04.12.2008, Town Planning & Valuation (DTP) vide its Notification TPS/Village Manjari Khurd Wagholi/A.N.V.Pra./TPV-1/2986 Dated 27.10.2020 and Urban Development Department vide its Notification bearing No. TPS-1821 / 1661 / Pr.Kr.138/2022/UD-13 dated 20.02.2023 has granted permission for development of Integrated Township Project(ITP) for the land totally admeasuring 66.6575 Hectares out of properties bearing survey nos. 124, 125, 127, 128, 129, 121, 130, 131, 132, 137, 138, 139, 140, 141, 142, 144, 145, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 162, 163, 164, 166, 167, 169, 170, 194, of village Manjari Khurd, Taluka Haveli, Dist. Pune and survey nos. 1255/14, 1255/17, 1255/18, 1255/28, 1255/65, 1255/66, 1255/67, 1255/69, 1255/70, 1255/71, 1255/72 (P), 1255/73, 1265, 1267 (P), 1269, 1273, 1276/2, 1276/3, 1276/5, 1276/6, 1276/26, 1276/27, 1276/28, 1276/1A/2, 1276/34, 1276/37, 1255/29, 1255/31, 1255/33, 1255/38, 1255/46, 1255/47, 1255/48, 1255/72 (P), 1269, 1276/13, 1276/15, 1276/16, 1276/30, of village Wagholi, Taluka Haveli, District Pune.
- 2) Town Planning & Valuation (DTP) vide its Notification no. PRA.YO. Pune/Mau.Manjri Khurd & Wagholi/A.N.V.Pra./TPV-1/3885, dated 19/07/2024 has granted permission for development of Integrated Township Project(ITP) for the land totally admeasuring 2 Hectares 4221 Ares out of properties bearing survey nos. 1255/34, 1255/36, 1276/20, 1276/21 of village Wagholi, Taluka Haveli, District Pune and survey nos. 126 and 161 of village Manjari Khurd, Taluka Haveli, Dist. Pune.
- 3) Town Planning & Valuation (DTP) vide its Notification no. PRA.YO. Pune/Mau.Manjri Khurd/A.N.V.Pra./TPV-1/6194, dated 22.11.2024 has granted permission for development



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of Integrated Township Project(ITP) for the land totally admeasuring 6 Hectares 0351 Ares out of properties bearing survey nos. 165(p),168,206,208/1,209 of village Manjari Khurd, Taluka Haveli, District Pune.

4) The Appropriate Authority, Pune Metropolitan Region Development Authority, Pune has approved the Layout Plans for the land having portion under Sector R 23 of the Integrated Township Project of village Manjari Khurd, Taluka Haveli, District Pune vide Development Permission and Commencement Certificate bearing no. BHA/Village Manjari Khurd & Wagholi/Gat No. 124 & others /Sector R-23/Pra.Kra. 2827/24-25/1117 dated 14.05.2025

F) General

1. I have not carried out any personal inspection of the said property and have no liability in respect of the anything, which would have been ascertained by me only upon a personal inspection of the said property.
2. It may be pertinent to note that searches in the Office of the Sub-Registrar of Assurances are subject to availability of records and to records being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or the data that is not available on the website of igrmahrashtra.gov.in
3. I have not issued any Public Notice in respect of the said properties.
4. This report is based on the review of photocopies of documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made to me.
5. I am provided with the papers / details pertaining to the above-mentioned proceedings in respect of the above properties and I have relied on the same and no separate search in the courts is carried out by me.
6. I have relied upon the information relating to lineage of holders of the said property, available on the basis of Revenue Records and documents of title mentioned above.





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G) Conclusion

Relying on and after the scrutiny of the aforesaid documents, I am of the opinion that, the title of Asoj Realty LLP is clean, clear and marketable subject to encumbrance created in favour of Catalyst Trusteeship Limited.

Date: 16.05.2025



GARGI P. BHANDARE

Advocate

Housiey.com





CHALLAN
MTR Form Number-6



GRN MH002296495202526P	BARCODE			Date 16/05/2025-16:45:20	Form ID
Department Inspector General Of Registration		Payer Details			
Search Fee		TAX ID / TAN (If Any)			
Type of Payment Other Items		PAN No.(If Applicable)			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ADV GARGI BHANDARE	
Location PUNE		Flat/Block No.			
Year 2025-2026 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		1500.00			
				Area/Locality	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				Gat Nos. 208/1 and 209 situated at village Manjari Khurd , Taluka Haveli, District Pune-412307	
Total		1,500.00		Amount In	One Thousand Five Hundred Rupees Only
				Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502025051606208
Cheque/DD No.			Bank Date	RBI Date	0083926383133 Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID :

Mobile No. : 9028001661

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

सदर चलन "टाइप ऑफ ऐमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

