

TUSHAR FULCHAND JAIN

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तुषार फुलचंद जैन

बी.कॉम, एल.एल.बी., डी.टी.एल., डी.एल.एल. अॅण्ड एल.डब्ल्यू.
अॅडव्होकेट

ऑफिस / निवास

सर्व्हे नं. २८/२ब/८, जगताप डेअरी, साई चौका जवळ, कोपा व्हिला
हॉटेल समोर, सर्वोदय रेसिडेन्सी सोसायटी शेजारी, पॅपळे निलख,
पुणे - ४११०२७.

मोबाईल : ९४२२० २५७११ / ९०२८८ १००६२

SEARCH AND TITLE REPORT

Date 29-07-2023

I offer my opinion about the title of the captioned property at the instance of 1) **MR. RAJENDRA GANPAT ZUNJARRAO**, Residing at - Flat no. 1, Plot no. 530, 1145 Shrinivas Garden, F.C. road, Shivajinagar, Pune Pin Code - 411 016 2) **MR. UDDHAV MURAR PATEL**, Residing at - Shiv Ganga Society, Survey no. 28, Jagtap Dairy, Pimple Nilakh, Pune 411027 the partners of the partnership firm by name **SHIV DEVELOPERS** which is as follows-

A) DESCRIPTION OF THE CAPTIONED PROPERTY-

- All that piece and parcel of the land bearing **Survey Number 125/2/2A/3** admeasuring **00 Hector 03 R (i.e. 300 Sq. Mtrs.)** and bearing plot no. **12** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.
- All that piece and parcel of the land bearing **Survey Number 125/2/2A/4** admeasuring **00 Hector 03 R (i.e. 300 Sq. Mtrs.)** and bearing plot no. **13** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

c) All that piece and parcel of the land bearing **Survey Number 125/2/2A/5** admeasuring **00 Hector 04.5 R (i.e. 450 Sq. Mtrs.)** and bearing plot no. **22** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

d) All that piece and parcel of the land bearing **Survey Number 125/2/2A/6** admeasuring **00 Hector 03 R (i.e. 300 Sq. Mtrs.)** and bearing plot no. **4** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

e) All that piece and parcel of the land bearing **Survey Number 125/2/2A/7** admeasuring **00 Hector 03.5 R (i.e. 350 Sq. Mtrs.)** and bearing plot no. **20** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

f) All that piece and parcel of the land bearing **Survey Number 125/2/2A/8** admeasuring **00 Hector 03.5 R (i.e. 350 Sq. Mtrs.)** and bearing plot no. **10** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

g) All that piece and parcel of the land bearing **Survey Number 125/2/2A/10** admeasuring **00 Hector 03 R (i.e. 300 Sq. Mtrs.)** and bearing plot no. **19** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

h) All that piece and parcel of the land bearing **Survey Number 125/2/2A/23** admeasuring **00 Hector 03 R (i.e. 300 Sq. Mtrs.)** and bearing Plot no. **11** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and

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within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

i) All that piece and parcel of the land bearing **Survey Number 125/2/2A/27** admeasuring **00 Hector 03.5 R (i.e. 350 Sq. Mtrs.)** and bearing Plot no. **21** in the private layout and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation.

j) All that piece and parcel of the undivided share admeasuring **00 Hector 05.96 R. (i.e. 596 Sq. Mtrs.)** out of the land bearing **Survey Number 125//2A/31** admeasuring **00 Hector 19.60** and situated at village **Wakad**, Taluka Mulshi, District Pune and within the registration limits of Sub- Registrar Haveli Pune and also within the limits of Pimpri-Chinchwad Municipal Corporation. This land is in the area of road and open space in the private layout.

The total area of lands referred above are 3596 Sq. Mtrs. and out of that area the plot area is 3000 Sq. Mtrs. in clause a to i above and area in road and open space is 596 Sq. Mtrs. in clause j above.

(The land mentioned in clause a to j above are individually referred as property described in para 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j and all the lands admeasuring 00 H. 35.96 R (i.e. 3596 Sq. Mtrs.) referred above is subject matter of this report and referred in this report as the captioned property)

B) Photo copies of following documents are handed over to me for my inspection to prepare this title report-

a) 7/12 Extract of the above captioned property from the year 1991 to 2021

- b) Concerned Mutation Entries.
- c) Sale deeds
- d) Commencement Certificate dated 20-12-2022
- e) Order of Tahsildar

C) I took search of the available record of Index II registers kept in the offices of the Sub-Registrars of Taluka Mulshi, Maval and Haveli from the date from which registration of village wakad is started in the said offices for the period of 30 years from 1992 to 2021. I also took online search of the available record on the site www.igrmaharashtra.co.in site of State Government of Maharashtra. The search charges are paid on the gras site of igrmaharashtra of the revenue department in three parts bearing GRN No. 2001202117188 and bearing Bank CIN REF No. MH010343103202021E, Second GRN No. is MH010344466202021E and bearing Bank CIN REF No. 02300042021011909234 006784206 and Third GRN No. is MH010345585202021E and bearing Bank CIN REF No. 02300042021011909309 006915366 all dated 19-01-2021. I took fresh search of the captioned property from the year 2021 to 2023. The search charges are paid on the gras site of igrmaharashtra of the revenue department in three parts bearing GRN No. MH005858012202324E and bearing Bank CIN REF No. 02300042023072868478 006005435.

D) On perusal of the above documents and on taking search the history of the captioned property which revealed is as follows-

1) The land bearing Survey no. 125/2 admeasuring 01 Hector 68 R and other lands were owned by Mr. Sahadu Rama Kalhate prior to 1972 and his name is recorded on the 7/12 extract as owner.

It appears from the mutation entry no. 2107 that Mr. Sahadu Rama Kalhate died on 28-03-1972 leaving behind him three sons by name Soma Sahadu Kalhate, Khandu Sahadu Kalhate, Ankush Sahadu Kalhate and three daughters by name Shanta Namdeo Garhane (minor), Kanta Baban Gawade (Minor), Chandrabhaga

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Sahadu Kalhate (minor) and wife Radhabai Sahadu Kalhate. Accordingly mutation entry no. **2107** is effected on 12-02-1973 and the names of Soma Sahadu Kalhate is recorded in the ownership column of 7/12 extract and the names of Khandu Sahadu Kalhate, Ankush Sahadu Kalhate Satyabhamabai Vithoba Undre and Radhabai Sadhu kalhate are recorded in the other rights column of the 7/12 extract. The name of Satyabhamabai Vidhoba Undre is not appearing in the mutation entry. It presume that it is remained to be incorporated in the mutation entry and she seems to be the married daughter of the deceased.

2) It appears from the mutation entry no. **2494** dated 01-07-1981 that Soma Sahadu Kalhate, Khandu Sahadu Kalhate, Ankush Sahadu Kalhate Satyabhamabai Vithoba Undre and Radhabai Sadhu kalhate sold land admeasuring 01 Hecter 60 R out of the Survey no. 125/2 to Mr. Kisanrao Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh, Prabhakar Maruti Renuse by sale deed dated **07-05-1981**. It appears from the said mutation entry that the sale deed is registered in the registration office but its registration number is not mentioned in the said mutation entry no. **2494**. Accordingly mutation entry no. **2494** is effected on 01-07-1981 and the names of the said purchasers are recorded on the 7/12 extract and the said survey no. is subdivided in to **two parts**. The Survey no. 125/2 became survey no. 125/2/1 admeasuring 00 Hecter 08 R and the Survey no. **125/2/2** is allotted to the sold area admeasuring 01 Hecter 60 R.

3) The mutation entry was certified subject to section 84 C of the Bombay Agricultural Lands Act and hence as per the order of the Revenue officer bearing order no. **84C/451/Wakad dated 01-08-1984** the said ramark is cancelled and accordingly

mutation entry no. **2742** is effected on 18-08-1984 and the said remark is deleted from 7/12 extract.

4) It appears from the mutation entry no. **2915** dated 30-12-1985, mutation entry no. **3088** dated 23-07-1986, mutation entry no **3148** dated 10-11-186 that the one owner by name Mr. Prabhakar Maruti Renuse out of the said four owners sold land of his share to several persons. The remaining owners have signed in the sale deeds as consenting party. Hence it is presumed that Mr. Prabhakar Maruti Renuse sold his share in the said land and therefore his consent is not taken by the remaining three owners while selling their share in the land.

5) It appears from the mutation entry no. **2915** dated 30-12-1985 that Mr. Prabhakar Maruti Renuse sold land admeasuring 00 H. 03 R out of his share to Mr. Shantaram Ganpat More and others by sale deed. The other three owners also consented in the said sale deed. Accordingly mutation entry no. 2915 is effected on 30-12-1985 and the Survey no. 125/2/2 is subdivided into two parts **The Survey no. 125/2/2 became the Survey no. 125/2/2A** admeasuring 01 Hector 57 R and the purchasers were allotted new survey no. as 125/2/2B admeasuring 00 H. 03 R. **This paragraph is taken only to show that the Survey no. 125/2/2 became new survey no. 125/2/2A.**

6) The Tahasidar Mulshi issued letter bearing no. Abhi/kavi/868/2013 dated 26-03-2013 mutation entry no. 681 not available in the office and it cannot be issued. Hence this report is given without the said record but from the other available record.

Details Regarding Survey no. 125/2/2A/3

7) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hector 03 R out of their share out of the Survey no. 125/2/2A to Mr. Uttam Masku Dhore and Mrs. Pramila Uttam Dhore by sale deed dated 18-02-1988 which is registered in the office of the Sub-Registrar Mawal Pune at serial no. **604 / 1988** on 30-05-1988.

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Accordingly mutation entry no. **3591** is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/3** is allotted to the sold area admeasuring 00 H. 03 R which is mentioned in para **A a** above.

8) Mr. Uttam Masku Dhore and Mrs. Pramila Uttam Dhore sold the said land bearing **Survey no. 125/2/2A/3** admeasuring 00 H. 03 R which is mentioned in para **1a** above to the partnership firm by name Shiv Developers through its partner Mr. Rajendra Ganpat Zunjarrao and Mr. Uddhav Murar Patel(hereinafter referred to as **the said Developer or Shiv Developer**) on 12-07-2013 which is registered in the office of the Sub-Registrar Haveli no. 13 Pune at serial no. **8758 / 2013** on 12-07-2013.

Accordingly mutation entry no. **14355** is effected and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry

In this way the said Developer became the owner of the land mentioned in **para A a** above.

Details Regarding Survey no. 125/2/2A/4 and land admeasuring 67 Sq. Mt. in Survey no. 125/2A/31

9) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectore 03 R out of their share out of the Survey no. 125/2/2A to Mrs. Mayadevi Somji Patil by sale deed dated 01-01-1988 which is registered in the office of the Sub-Registrar Mawal Pune at serial no. **236/1988** on 30-05-1988..

Accordingly mutation entry no. **3592** is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/4** is allotted to the sold area admeasuring 00 H. 03 R which is mentioned in para **A b** above

10) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 19.6 R out of their share out of the Survey no. 125/2/2A to **Mrs. Mayadevi Somji Patil, Mr. Jagannath Jadhav Patil and Asha Govind Choudhari, Mr. Baburao Parshuram Deore, Mr. Bhimrao Gopal Bhujbal, Mr. Musa Babalal Magdum, Mr. Dnyaneshar Vitthal Kasar, Mr. Dundappa Shankarappa Aajari, Ms. Smita Kashipatil Kalhate** and other various plot purchasers which are mentioned in mutation entry no. 3619 by sale deed dated 31-05-1988 which is registered in the office of the Sub-Registrar Mawal Pune. The registration number is not mentioned in the mutation entry no. 3619 and hence it is not written in this report.

Accordingly mutation entry no.3619 is effected and the name of all purchasers is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/31** is allotted to the sold area admeasuring 00 H. 19.60 R which is mentioned above

However the revenue office did not prepared 7/12 extract of Survey no. 125/2/2A/31 in practical and hence on application the Tahasildar Mulshi issued letter bearing no. HNo/Washi – 2535 / 04 dated 06-12-2015 and thereby ordered to make 7/12 extract of the area 00 Hectar 19.6 R.

Accordingly mutation entry no. 10368 is effected and new Survey no. 125/2/2A/31 is generated to for the are 00 H. 19.6 R. However while preparing computarized 7/12 the Survey no. 125/2A/31 instead of 125/2/2A/31 is prepared and hence Survey no. 125/2A/31 is mentioned in this report.

11) Mrs. Mayadevi Somji Patil sold the said land bearing **Survey no. 125/2/2A/4** admeasuring 00 H. 03 R which is mentioned in para **1b and undivided share** in the road and open space admeasuring 67 Sq. Mtrs. out of Survey no. 125/2A/31 which is included in the area mentioned in para **Aj** above to the said partnership firm **Shiv Developers** by sale deed dated 31-12-2013 which is registered in the office of the Sub-Registrar Haveli no. 19 Pune at serial no. **583 / 2014** on 17-01-2014.

Accordingly mutation entry no. 14539 is effected and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry

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In this way the said Developer became the owner of the land mentioned in **para A b** above and land admeasuring 67 Sq. Mtrs. which is included in the para **A j** above.

Details Regarding Survey no. 125/2/2A/5

12) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 04.5 R out of their share out of the Survey no. 125/2/2A to Mr. Jeevan Murar Patel by sale deed dated 21-01-1988 which is registered in the office of the Sub-Registrar Mawal Pune at serial no. 248 / 1988 on the date **30-05-1988**.

Accordingly mutation entry no. 3593 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/5** is allotted to the sold area admeasuring 00 H. 04.5 R which is mentioned in para **A c** above

13) Mr. Jeevan Murar Patel transferred his land admeasuring **Survey no. 125/2/2A/5** admeasuring 00 H. 04.5 R to the said Developer by name Shiv Developer by executing deed of exchange dated 31-12-2013 which is registered in the office of the Joint Sub-Registrar Haveli No. 19 Pune at serial no. 321 / 2014 on the date 09-01-2014. The said developer transferred its other land to Mr. Jeevan Murar Patel.

Accordingly mutation entry no. 14524 is effected and the name of the said Developer by name Shiv Developer is recorded on the 7/12 extract of the land bearing Survey no. **125/2/2A/5** admeasuring 00 H. 04.5 R which is mentioned in para **1c** above.

In this way the said Developer became the owner of the land mentioned in **para A c** above

Details Regarding Survey no. 125/2/2A/6 and land admeasuring 66 Sq. Mt. in Survey no. 125/2A/31

14) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 03 R out of their share out of the Survey no. 125/2/2A to Mr. Jagannath Jadhav Patil by sale deed dated 30-05-1988. The registration details of the sale deed like date, registration office name, registration no. are not mentioned in the below mentioned mutation entry and sale deed is also not made available to me and hence I cannot mention the said details. Hence it is presumed that the sale deed is registered and is proper.

Accordingly mutation entry no. 3594 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/6** is allotted to the sold area admeasuring 00 H. 03 R which is mentioned in para **A d** above

15) Mr. Jagannath Jadhav Patil died on 12-11-2011 leaving behind him Mr. Bipinchandra Jagannath Patil (Son), Usha Jagannath Patil (Wife). Accordingly mutation entry no. 14032 is effected and the name of the legal heirs are recorded on the 7/12 extract by certifying the said mutation entry on 27-11-2012.

16) Mr. Bipinchandra Jagannath Patil, and Usha Jagannath Patil transferred the said land bearing **Survey no. 125/2/2A/6** admeasuring 00 H. 03 R which is mentioned in para **Ad and undivided share** in the road and open space admeasuring 66 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para **10** above to the said partnership firm **Shiv Developers** by Exchange deed dated 18-06-2019 which is registered in the office of the Sub-Registrar Haveli no. 15 Pune at serial no. **10804 / 2019** on 18-06-2019. The said Developer transferred some other land to Mr. Bipinchandra Jagannath Patil, Usha Jagannath Patil by the said exchange deed.

Accordingly mutation entry no. 16477 is effected on 07-08-2019 and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry on the date 02-12-2019.

In this way the said Developer became the owner of the land mentioned in **para Ad** above and land admeasuring 66 Sq. Mtrs. which is included in the para **1j** above.

Usha Patil

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अॅडव्होकेट**ऑफिस / निवास**

सर्व्हे नं. २८/२ब/८, जगताप डेअरी, साई चौका जवळ, कोपा विला
हॉटेल समोर, सर्वोदय रेसिडेन्सी सोसायटी शेजारी, पिंपळे निलख,
पुणे - ४११०२७.

मोबाईल : ९४२२० २५७९९ / ९०२८८ १००६२**Email id : tusharfjain@gmail.com****Details Regarding Survey no. 125/2/2A/7**

17) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 03.5 R out of their share out of the Survey no. 125/2/2A to Mrs. Sunita Abhay Rajhans by sale deed dated 22-06-1989 which is registered in the office of the Sub-Registrar Mawal Pune at serial no. **3316 / 1989 on the date 22-06-1989.**

Accordingly mutation entry no. 3972 is effected but the said mutation entry was cancelled and hence new mutation entry no. 4543 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/7** is allotted to the sold area admeasuring 00 H. 03.5 R which is mentioned in para **A e** above

There was mistake in writing name of Mrs. Sunita on the 7/12 extract and hence by necessary order of revenue officer mutation entry no. 16361 is effected and the name is corrected as Sunita. on 18-02-2019.

18) Mrs. Sunita Abhay Rajhans transferred her land admeasuring **Survey no. 125/2/2A/7** admeasuring 00 H. 03.5 R to the said Developer by name Shiv Developer by executing deed of exchange dated 02-03-2019 which is registered in the office of the Joint Sub-Registrar Haveli No. 5 Pune at serial no. 1920 / 2019 on the date 02-03-2019. The said developer transferred its flat to Mrs. Sunita Abhay Rajhans..

Accordingly mutation entry no. **16423** is effected and the name of the said Developer by name Shiv Developer is recorded on the 7/12 extract of the land bearing Survey no. **125/2/2A/7 admeasuring 00 H. 03.5 R which is mentioned in para Ae above.**

In this way the said Developer became the owner of the land mentioned in **para Ae** above

Details Regarding Survey no. 125/2/2A/8

19) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 03.5 R out of their share out of the Survey no. 125/2/2A to Mr. Arun Namdeo Khare by sale deed dated 30-05-1988 The registration details of the sale deed like date, registration office name, registration no. are not mentioned in the below mentioned mutation entry and sale deed is also not made available to me and hence I cannot mention the said details. Hence it is presumed that the sale deed is registered and is proper.

Accordingly mutation entry no.3596 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/8** is allotted to the sold area admeasuring 00 H. 03.5 R which is mentioned in para **A f** above

20) Mr. Arun Namdeo Khare. sold the said land bearing **Survey no. 125/2/2A/8** admeasuring 00 H. 03.5 R which is mentioned in para **1f** above to Miss. Pallavi Shamtaram Khaire by sale deed dated 24-01-1994 which is registered in the office of the Sub-Registrar, Mulshi, District Pune at serial no. 234 on 21-04-1994.

Accordingly the name of Miss. Pallavi Shamtaram Khaire is recorded on the 7/12 extract by effecting mutation entry no. 6105.

21) Miss. Pallavi Shamtaram Khaire through her power of attorney holder Mr. Shantaram Namdeo Khaire and Aditi Namdeo Khaire sold the said land bearing **Survey no. 125/2/2A/8 to the said Developer by name Shiv Developers by sale deed dated 12-08-2010 which is registered in the office of the Sub-Registrar Haveli No. 19 Pune at serial no. 7495 / 2010 on the date 12-08-2010. Accordingly mutation entry no. 12745 is effected on 13-08-2010 and the name of the said Developer is recorded on the 7/12 extract by certifying the said mutation entry.**

In this way the said Developer became the owner of the land mentioned in **para Af** above

Jusha Jais

TUSHAR FULCHAND JAIN

B.Com., LL.B., D.T.L., D.L.L. & L.W.

Advocate

Office / Residence

Survey No. 28/2B/8, C.T.S. No. 1470,
Jagtap Dairy, Near Sai Chowk, Opposite
Copa Villa Hotel, Near Sarvoday Residency,
Pimple Nilakh, Pune - 411027.

Mobile : 94220 25711 / 90288 10062

Email id : tusharfjain@gmail.com



13

तुषार फुलचंद जैन

बी.कॉम, एल.एल.बी., डी.टी.एल., डी.एल.एल., अॅण्ड एल.डब्ल्यू.
अॅडव्होकेट

ऑफिस / निवास

सर्व्हे नं. २८/२ब/८, जगताप डेअरी, साई चौका जवळ, कोपा व्हिला
हॉटेल समोर, सर्वोदय रेसिडेन्सी सोसायटी शेजारी, पॅपळे निलख,
पुणे - ४११०२७.

मोबाईल : ९४२२० २५७११ / ९०२८८ १००६२

Details Regarding Survey no. 125/2/2A/10 and land admeasuring 66 Sq. Mt. in

Survey no. 125/2A/31

22) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 03 R out of their share out of the Survey no. 125/2/2A to Asha Govind Choudhari by sale deed dated 01-01-1988 which is registered in the office of the Sub-Registrar Mawal Pune at serial no. 245 /1988 on 30-05-1988..

Accordingly mutation entry no.3611 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/10** is allotted to the sold area admeasuring 00 H. 03 R which is mentioned in para **Ag** above

23) Asha Govind Choudhari transferred the said land bearing **Survey no. 125/2/2A/10** admeasuring 00 H. 03 R which is mentioned in para **Ag** above and **undivided share** in the road and open space admeasuring 66 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para **10** above to the said partnership firm **Shiv Developers** by Exchange deed dated 18-06-2019 which is registered in the office of the Sub-Registrar Haveli no. 15 Pune at serial no. **10805 / 2019** on 18-06-2019. The said Developer transferred some other land to Asha Govind Choudhari by the said exchange deed.

Accordingly mutation entry no. 16509 is effected on 16-09-2019 and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry on the date 22-01-2020.

In this way the said Developer became the owner of the land mentioned in **para A g** above and land admeasuring 66 Sq. Mtrs. which is included in the para **lj** above.

Details Regarding Survey no. 125/2/2A/23 and land admeasuring 66 Sq. Mt. in

Survey no. 125/2A/31

24) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 03 R out of their share out of the Survey no. 125/2/2A to Mr. Baburao Parshuram Deore by sale deed dated 30-05-1988. The registration details of the sale deed like date, registration office name, registration no. are not mentioned in the below mentioned mutation entry and sale deed is also not made available to me and hence I cannot mention the said details. Hence it is presumed that the sale deed is registered and is proper.

Accordingly mutation entry no. 3611 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/23** is allotted to the sold area admeasuring 00 H. 03 R which is mentioned in para **Ah** above

25) Mr. Baburao Parshuram Deore sold the said land bearing **Survey no. 125/2/2A/23** admeasuring 00 H. 03 R which is mentioned in para **1h and undivided share** in the road and open space admeasuring 67 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para 10 above to the said partnership firm **Shiv Developers** by sale deed dated 31-12-2013 which is registered in the office of the Sub-Registrar Haveli no. 19 Pune at serial no. **324 / 2014** on 09-01-2014.

Accordingly mutation entry no. 14523 is effected and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry

In this way the said Developer became the owner of the land mentioned in **para 1h** above and land admeasuring 67 Sq. Mtrs. which is included in the para **A j** above.

Details Regarding Survey no. 125/2/2A/27 and land admeasuring 67 Sq. Mt. in Survey no. 125/2A/31

26) Mr. Kisan Khandu Kandhare, Namdeo Ankushrao Panchal, Maruti Namdeo Wagh sold land admeasuring 00 Hectar 03.5 R out of their share out of the Survey no. 125/2/2A to Mr. Bhimrao Gopal Bhujbal by sale deed dated 30-05-1988. The registration details of the sale deed like date, registration office name, registration no. are not mentioned in the below mentioned mutation entry and sale deed is also not

Bhujbal

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Advocate

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Jagtap Dairy, Near Sai Chowk, Opposite
Copa Villa Hotel, Near Sarvoday Residency,
Pimple Nilakh, Pune - 411027.

Mobile : 94220 25711 / 90288 10062



तुषार फुलचंद जैन

बी.कॉम, एल. एल. बी., डी. टी. एल., डी. एल. एल. अॅण्ड एल. डब्ल्यू.
अॅडव्होकेट

ऑफिस / निवास

सर्व्हे नं. २८/२ब/८, जगताप डेअरी, साई चौका जवळ, कोपा व्हिला
हॉटेल समोर, सर्वोदय रेसिडेन्सी सोसायटी शेजारी, पिंपळे निलख,
पुणे - ४११०२७.

मोबाईल : ९४२२० २५७११ / ९०२८८ १००६२

Email id : t u s h a r f j a i n @ g m a i l . c o m

made available to me and hence I cannot mention the said details. Hence it is presumed that the sale deed is registered and is proper.

Accordingly mutation entry no. 3615 is effected and the name of the purchaser is recorded on the 7/12 extract as owner. **New Survey no. 125/2/2A/27** is allotted to the sold area admeasuring 00 H. 03.5 R which is mentioned in para **Ai** above

27) Mr. Bhimrao Gopal Bhujbal sold the said land bearing **Survey no. 125/2/2A/27** admeasuring 00 H. 03.5 R which is mentioned in para **1h above and undivided share** in the road and open space admeasuring 67 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para 10 above to the said partnership firm **Shiv Developers** by sale deed dated 25-10-2013 which is registered in the office of the Sub-Registrar Haveli no. 19 Pune at serial no. **12114 / 2013** on 28-10-2013.

Accordingly mutation entry no. 14457 is effected and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry

In this way the said Developer became the owner of the land mentioned in **para A i** above and land admeasuring 67 Sq. Mtrs. which is included in the para **A j** above.

Details regarding undivided share in Survey no. 125/2A/31 purchased by Shiv Developers from Mr. Musa Babalal Magdum

28) Mr. Musa Babalal Magdum transferred by exchange deed the said **undivided share** in the road and open space admeasuring 65 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para 10 above and other land to the said partnership firm **Shiv Developers** by sale deed dated 30-06-2016 which is registered in the office of the Sub-Registrar Haveli no. 19 Pune at serial no. **5667 / 2016** on 30-06-2016.

Accordingly mutation entry no. 16012 is effected regarding the said exchange deed on the date 04-11-2017 but the detail of 65 Sq. Mtrs. of Survey no. 125/2A/31 is

remained to be mentioned in the said mutation entry and hence the name of the said Partnership firm is not recorded on the 7/12 extract in respect of the 65 Sq. Mtrs owned by Mr. Musa Babalal Magdum in Survey no. 125/2A/31 and subject to this fact this report is given.

In this way the said Developer became the owner of the land admeasuring 65 Sq. Mtrs. which is included in the para A j above.

Details regarding undivided share in Survey no. 125/2A/31 taken for development by Shiv Developers from Mr. Dnyaneshar Vitthal Kasar

29) Mr. Dnyaneshar Vitthal Kasar gave the said undivided share in the road and open space admeasuring 67 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para 10 above and other land to the said partnership firm Shiv Developers by executing development agreement dated 20-10-2007 which is registered in the office of the Sub-Registrar Haveli no. 15 Pune at serial no. 7903 / 2007 on 20-10-2007.

In this way the said Developer became the owner of the land admeasuring 67 Sq. Mtrs. which is included in the para A j above.

Details regarding undivided share in Survey no. 125/2A/31 purchased by Shiv Developers from Mr. Shashikant Dundappa Ajari and others

30) Mr. Dundappa Shankarappa Aajari referred in para 10 above died on 15-07-1997 leaving behind him Mr. Shashikant Dundappa Aajari (Son), Mr. Girish Dundappa Aajari (Son), Mr. Viresh Dundappa Aajari (Son), Smt. Varsha Dundappa Aajari (wife). Accordingly mutation entry no. 7483 is effected and the names of the legal heirs are recorded on the 7/12 extract.

31) Mr. Shashikant Dundappa Aajari, Mr. Girish Dundappa Aajari, Mr. Viresh Dundappa Aajari, Smt. Varsha Dundappa Aajari executed development agreement and power of attorney in of the undivided share admeasuring 66.66 Sq. Mtrs. in favour of the Mr. Rajendra Ganpat Zunjarrao for monetary consideration. The Development agreement and power of attorney are dated 10-04-2006 and which are registered in

Jusharjari

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Advocate

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Copa Villa Hotel, Near Sarvoday Residency,
Pimple Nilakh, Pune - 411027.

Mobile : 94220 25711 / 90288 10062



17

तुषार फुलचंद जैन

बी.कॉम, एल. एल. बी., डी. टी. एल., डी. एल. एल. अॅण्ड एल. डब्ल्यू.
अॅडव्होकेट

ऑफिस / निवास

सर्व्हे नं. २८/२ब/८, जगताप डेअरी, साई चौका जवळ, कोपा व्हिला
हॉटेल समोर, सर्वोदय रेसिडेन्सी सोसायटी शेजारी, पिंपळे निलख,
पुणे - ४११०२७.

मोबाईल : ९४२२० २५७११ / ९०२८८ १००६२

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the office of the Sub-Registrar Haveli no. 5 Pune at serial no. 3069 and 3070 on 10-04-2006. Entire monetary consideration is paid on the said development agreement.

32) Mr. Shashikant Dundappa Aajari, Mr. Girish Dundappa Aajari, Mr. Viresh Dundappa Aajari, Smt. Varsha Dundappa Aajari through their power of attorney holder Mr. Rajendra Ganpat Zunjarrao executed sale deed of the said undivided share in favour of his partnership firm by name Shiv Developer on the date 10-10-2013 which is registered in the office of the Sub-Registrar Haveli no. 19 Pune at serial no. 11612 / 2013 on the date 10-10-2013.

Accordingly mutation entry no. 14439 is effected on 18-10-2013 and the name of the said partnership firm is recorded to the undivided share by certifying the said mutation entry.

In this way the said Developer became the owner of the land admeasuring 67 Sq. Mtrs. which is included in the para A j above.

Details regarding undivided share in Survey no. 125/2A/31 purchased by Shiv Developers from Smita Kashipatil Kalhate

33) Ms. Smita Kashipatil Kalhate sold the said **undivided share** in the road and open space admeasuring 65 Sq. Mtrs. out of Survey no. 125/2A/31 which is mentioned in para 10 above and other land to the said partnership firm **Shiv Developers** by sale deed dated 27-01-2020 which is registered in the office of the Sub-Registrar Haveli no. 4. Pune at serial no. **678 / 2020** on 27-01-2020.

Accordingly mutation entry no. **16706** is effected and the name of the said Developer is recorded on the 7/12 extract as owner by certifying the said mutation entry.

In this way the said Developer became the owner of the land admeasuring 65 Sq. Mtrs. which is included in the para A j above.

34) The Tahasildar of Taluka Mulshi passed order No. H No/155/SR/209/2021 dated 30-12-2022 and thereby corrected the 7/12 extract of the Survey no. 125/2A/31 and the area in the name of Shiv Developers ordered to be recorded to the extent of 00 H. 02.64 R instead of existing 00 H. 0066 R. The effect is still to be given on the 7/12 extract.

35) The partnership firm by name Shiv Developers prepared plan of building on the captioned property and submitted to Pimpri Chinchwad Municipal Corporation and the PCMC sanctioned plan and issued commencement certificate bearing no. B.P./Wakad / 185 / 2022 dated 20-12-2022 and there by permitted to construct building on the terms and conditions mentioned in the commencement certificate.

E) I took search of the available record of Index II registers as mentioned in para 3 above and available record on online search on the www.igrmaharashtra.co.in site. I did not come across any transaction or entry alienating or creating any third party encumbrance in the ownership rights of the partnership firm by name Shiv Developers in respect of the property described in para A above.

F) On perusal of the documents and taking search and subject to whatsoever is stated above I am of the opinion that the captioned property is free from encumbrances whatsoever in nature. The partnership firm by name Shiv Developers is the owner of the land admeasuring 00 Hectar 35.96 R (i.e. 3596 Sq. Mtrs.) (including the area of 596 Sq., Mtrs. in the road and open space in Survey no. 125/2A/31.

The partnership firm by name Shiv Developers shall have right to construct on the land admeasuring 3000 Sq. Mtrs which is mentioned in para Aa, Ab,Ac,Ad,Ae.Af.Ag.Ah.Ai above as per the construction plan is sanctioned by Pimpri Chinchwad Municipal Corporation and after obtaining N.A. order or change of use order from collector or Tahasildar or any competent authority appoint for the said work.

The partnership firm by name Shiv Developers shall have right to use FSI or TDR of the land admeasuring 596 Sq. Mtrs. which is mentioned in para Aj above if it is

Asharaj

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अॅडव्होकेट

ऑफिस / निवास

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हॉटेल समोर, सर्वोदय रेसिडेन्सी सोसायटी शेजारी, पिंपळे निलख,
पुणे - ४११०२७.

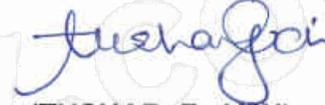
मोबाईल : ९४२२० २५७११ / ९०२८८ १००६२

Email id : tusharfjain@gmail.com

permissible by Pimpri Chinchwad Municipal Corporation rules and to use the same in the construction..

The partnership firm by name Shiv Developers shall have right to sell the flats and other units to various persons and to accept consideration for the partnership firm.

This title report is given on this **29-07-2023** at Pune.


(TUSHAR F. JAIN)
ADVOCATE

Housiey.com



CHALLAN
MTR Form Number-6



GRN	MH010344466202021E	BARCODE	[Barcode]		Date	19/01/2021-16:34:25	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	HVL19_HAVELI 19 JOINT SUB REGJSTRAR			Full Name	ADVOCATE TUSHAR FULCHAND JAIN			
Location	PUNE							
Year	2020-2021 One Time			Fiat/Block No.				
Account Head Details		Amount In Rs.	Premises/Building					
0030072201	SEARCH FEE	2250.00	Road/Street					
			Area/Locality		Pune			
			Town/City/District					
			PIN		4 1 1 0 2 7			
			Remarks (if Any)		Search of 30 years from 1992 to 2021 Wakad S. No. 125//2/2A/6 and 125//2/2A/7 and 125//2/2A/8			
			Amount In		Two Thousand Two Hundred Fifty Rupees Only			
Total		2,250.00	Words					
Payment Details		_BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02300042021011909234	006784206			
Cheque/DD No.		Bank Date	RBI Date	19/01/2021-16:34:52	Not Verified with RBI			
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9422025711

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

सदर चालान 'ट्राइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताल्याच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH010343103202021E	BARCODE				Date	19/01/2021-16:20:53	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	HVL19_HAVELI 19 JOINT SUB REGISTRAR			Full Name	ADVOCATE TUSHAR FULCHAND JAIN					
Location	PUNE									
Year	2020-2021 One Time			Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE		2250.00	Road/Street						
				Area/Locality	Pune					
				Town/City/District						
				PIN	4	1	1	0	2	7
				Remarks (If Any)	Search of 30 years from 1992 to 2021 Wakad S. No. 125//2/2A/3 and 125//2/2A/4 and 125//2/2A/5					
				Amount In	Two Thousand Two Hundred Fifty Rupees Only					
Total			2,250.00	Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02300042021011909166	006600572			
Cheque/DD No.				Bank Date	RBI Date	19/01/2021-16:21:30	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9422025711

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH005858012202324E	BARCODE			Date	28/07/2023-12:00:03	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 HVL19_HAVELI 19 JOINT SUB REGISTRAR				Full Name		Advocate Tushar Fulchand Jain			
Location PUNE				Flat/Block No.					
Year 2023-2024 One Time				Premises/Building					
Account Head Details			Amount In Rs.	Road/Street					
0030072201 SEARCH FEE			750.00	Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Search of 3 Yrs 2021 to 2023 Wakad S. No. 125/2/2A/ Hissa no. 3 to 8					
				and 10 and 23 and 27 and 31					
				Amount In		Seven Hundred Fifty Rupees Only			
Total			750.00	Words					
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	02300042023072868478		006005435	
Cheque/DD No.				Bank Date	RBI Date	28/07/2023-12:01:46		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9422025711

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

सदर चलान "दाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH010345585202021E	BARCODE	[Barcode]		Date	19/01/2021-16:45:07	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	HVL19_HAVELI 19 JOINT SUB REGISTRAR			Full Name	ADVOCATE TUSHAR FULCHAND JAIN				
Location	PUNE			Flat/Block No.					
Year	2020-2021 One Time			Premises/Building					
Account Head Details	Amount In Rs.								
0030072201 SEARCH FEE	3000.00		Road/Street						
			Area/Locality	Pune					
			Town/City/District						
			PIN	4	1	1	0	2	7
			Remarks (If Any)	Search of 30 yrs 1992 to 2021 Wakad S. No. 125//2/2A/10 and 125//2/2A/23 and 125//2/2A/27 125//2A/31					
			Amount In	Three Thousand Rupees Only					
Total	3,000.00		Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	02300042021011909309	006915366			
Cheque/DD No.			Bank Date	RBI Date	19/01/2021-16:45:37	Not Verified with RBI			
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA					
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. : 9422025711

सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठी लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.