

RERA SEARCH REPORT

Search Report of property bearing - All those piece and parcel of well-defined and demarcated land totally admeasuring **53,991.42 square meters** carved out of (i) the Plot No. D admeasuring 43,607.73 square meters, (ii) Plot No. D(P) admeasuring 5520.51 square meters, (iii) area admeasuring 157.21 square meters under Reservation East side 2A, (iv) area admeasuring 3239.79 square meters under Reservation East side 2B, (v) area admeasuring 1466.18 square meters out of area under 12 meter wide Road on north side in the sanctioned layout of Survey No. 12 Hissa No. 1 to 7 and more particularly being (i) Survey No. 12 Hissa No. 1 to 7/D totally admeasuring 52525.23 square meters and (ii) portion admeasuring 1466.18 square meters carved out of Survey No. 12 Hissa No. 1 to 7/Road 2 as per 7/12 extract situate at village **Punawale**, Taluka Mulshi, District Pune

DEVELOPER – YASHADA HOLDINGS



CHALLAN
MTR Form Number-6



GRN	MH018651991202425E	BARCODE				Date	26/03/2025-11:48:10		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 Mahesh S Mane			
Location	PUNE								
Year	2024-2025 One Time				Flat/Block No.	S No. 12 Part			
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		750.00		Road/Street	Punavale				
				Area/Locality	Pune				
				Town/City/District					
				PIN	4 1 1 0 3 3				
				Remarks (If Any)	Search Fees of S No. 12 Part Punavale Pune of 30 years from 1995 to 2025				
				Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00	Words					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572025032652428		IK0DEFUTP3			
Cheque/DD No.		Bank Date	RBI Date	26/03/2025-11:48:39		27/03/2025			
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date	86 , 27/03/2025						

Department ID :

Mobile No. : 9011560297

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

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

Signature Not Verified

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2025.04.26 18:57:08 IST
Reason: GRAS Secure Document
Location: India

MAHESH S. MANE

Advocate

403, Austin Oaks, Near Kundan Estate,
C.T.S.No.959, Kate Wasti, Pimple Saudagar,
Pune-411 027. ♦ Mob. : 9011560297

MAHESH S. MANE

B.S.L. LL.B.
(Advocate)

Office : 403, Austin Oaks, CTS No. 959, Kate Wasti, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmane788@gmail.com

FORMAT A (Circular No. 28/2021)

To,
MAHARERA
Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to All those piece and parcel of well-defined and demarcated land totally admeasuring **53,991.42 square meters** carved out of (i) the Plot No. D admeasuring 43,607.73 square meters, (ii) Plot No. D(P) admeasuring 5520.51 square meters, (iii) area admeasuring 157.21 square meters under Reservation East side 2A, (iv) area admeasuring 3239.79 square meters under Reservation East side 2B, (v) area admeasuring 1466.18 square meters out of area under 12 meter wide Road on north side in the sanctioned layout of Survey No. 12 Hissa No. 1 to 7 and more particularly being (i) Survey No. 12 Hissa No. 1 to 7/D totally admeasuring 52525.23 square meters and (ii) portion admeasuring 1466.18 square meters carved out of Survey No. 12 Hissa No. 1 to 7/Road 2 as per 7/12 extract situate at village **Punawale**, Taluka Mulshi, District Pune.

I have investigated the title of the said land on the request of **M/s. Yashada Holdings through its Partner Vasant Khandu Kate** and following documents, i.e.

1) **Description of the property:**

All those piece and parcel of well-defined and demarcated land totally area admeasuring **53,991.42 square meters** carved out of (i) the Plot No. D admeasuring 43,607.73 square meters, (ii) Plot No. D(P) admeasuring 5520.51 square meters, (iii) area admeasuring 157.21



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B.S.L. LL.B.
(Advocate)

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square meters under Reservation East side 2A, (iv) area admeasuring 3239.79 square meters under Reservation East side 2B, (v) area admeasuring 1466.18 square meters out of area under 12 meter wide Road on north side in the sanctioned layout of Survey No. 12 Hissa No. 1 to 7 and more particularly being (i) **Survey No. 12 Hissa No. 1 to 7/D totally admeasuring 52525.23 square meters** and (ii) **portion admeasuring 1466.18 square meters carved out of Survey No. 12 Hissa No. 1 to 7/Road 2** as per 7/12 extract situate at village **Punawale**, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune which is bounded as under:

On Or Towards East	: By Road
On Or Towards West	: By Road
On Or Towards North	: By Road
On Or Towards South	: By S. No.13

Hereinafter referred as "**Said Property**"

2) **The Documents of Allotment of Plot**

- a) 7/12 Extract & Mutation Entry
- b) Copy of Sale Deed dated 31/03/2009 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 1910/2009.
- c) Copy of Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 3170/2011.
- d) Copy of Development Agreement and Power of Attorney dated 03.11.2014 which is duly registered in the Office of Sub



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Registrar Haveli No. 18 at Sr. No. 7842/2014 and 7868/2014 respectively.

- e) Copy of Copy of Deed of Confirmation dated 17/05/2017 which is registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 6740/2017.
- f) Copy of Deed of Confirmation dated 27/01/2016 which is registered in the office of Sub Registrar Haveli No. 6 at Sr. No. 1159/2016.
- g) Copy of Deed of Cancellation dated 30.01.2025 which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 2622/2025.
- h) Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 18 vide registration no. 5874/2025 and 5875/2025 respectively which is registered on dated 03/03/2025.
- i) Deed of Correction (Registration No. 9921/2025 Sub Registrar Haveli No. 18) dated 09.04.2025 with Index – II and Registration Office.

3) **7/12 Extract issued by the Gav Kamgar Talathi Punawale Pune and mutation entries.**

4) **Search Report of 30 Years from year 1995 to 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

All those piece and parcel of well-defined and demarcated land totally area admeasuring **53,991.42 square meters** carved out of (i) the Plot No. D



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admeasuring 43,607.73 square meters, (ii) Plot No. D(P) admeasuring 5520.51 square meters, (iii) area admeasuring 157.21 square meters under Reservation East side 2A, (iv) area admeasuring 3239.79 square meters under Reservation East side 2B, (v) area admeasuring 1466.18 square meters out of area under 12 meter wide Road on north side in the sanctioned layout of Survey No. 12 Hissa No. 1 to 7 and more particularly being (i) **Survey No. 12 Hissa No. 1 to 7/D totally admeasuring 52525.23 square meters** and (ii) **portion admeasuring 1466.18 square meters carved out of Survey No. 12 Hissa No. 1 to 7/Road 2** as per 7/12 extract situate at village **Punawale**, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and the same are free from encumbrances and doubt and same are perfectly marketable and same is clear, marketable and without any encumbrances.

OWNERS OF THE LAND : - Mr. Nandkumar Bhalchandra Bhondave

(2) **Qualifying Remark if Any : M/s. Yashada Holdings through its Partner Yashada Brothers LLP through Mr. Vasant Khandu Kate** is a developer of the said property.

The report reflecting the flow of the title of the Owner/Developer - **M/s. Yashada Holdings through its Partner Yashada Brothers LLP through Mr. Vasant Khandu Kate** on the said land is enclosed herewith as Annexure.

Enclosed - Annexure

Pune

Date - 22.04.2025


ADVOCATE

MAHESH S. MANE

Advocate

403, Austin Oaks, Near Kundan Estate,
C.T.S.No.959, Kate Wasti, Pimple Saudagar,
Pune-411 027. ♦ Mob. : 9011560297

MAHESH S. MANE

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FORMAT - A **(Circular No. 28 / 2021)** **FLOW OF TITLE OF THE SAID LAND**

All those piece and parcel of well-defined and demarcated land totally area admeasuring **53,991.42 square meters** carved out of (i) the Plot No. D admeasuring 43,607.73 square meters, (ii) Plot No. D(P) admeasuring 5520.51 square meters, (iii) area admeasuring 157.21 square meters under Reservation East side 2A, (iv) area admeasuring 3239.79 square meters under Reservation East side 2B, (v) area admeasuring 1466.18 square meters out of area under 12 meter wide Road on north side in the sanctioned layout of Survey No. 12 Hissa No. 1 to 7 and more particularly being (i) **Survey No. 12 Hissa No. 1 to 7/D totally admeasuring 52525.23 square meters** and (ii) **portion admeasuring 1466.18 square meters carved out of Survey No. 12 Hissa No. 1 to 7/Road 2** as per 7/12 extract situate at village Punawale, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune

7/12 Extract issued by the Gav Kamgar Talathi Punawale Pune and mutation entries.

Search Report of 30 years from year 1995 to 2025.

Incident of Survey No. 12/1 area admeasuring 00 H 57.5 R:

The said property bearing S No. 12/1 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji



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Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.

Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.

Thereafter **Mr. Nandkumar Bhalchandra Bhondave** purchased area admeasuring **00 H 57.50 R out of S. No. 12/1** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr. Nandkumar Bhalchandra Bhondave** entered on 7/12 extract of said property vide mutation entry no. 3959.



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Incident of Survey No. 12/2 area admeasuring 1 H 40.5 R:

The said property bearing S No. 12/2 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.



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B.S.L. LL.B.
(Advocate)

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Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.

Thereafter **Mr. Nandkumar Bhalchandra Bhondave** purchased area admeasuring **1 H 40.5 R out of S. No. 12/2** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr. Nandkumar Bhalchandra Bhondave** entered on 7/12 extract of said property vide mutation entry no. 3959.

Incident of Survey No. 12/3 area admeasuring 00 H 64.5 R:

The said property bearing S No. 12/3 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji



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Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.

Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.

Thereafter **Mr. Nandkumar Bhalchandra Bhondave** purchased area admeasuring **00 H 64.5 R out of S. No. 12/3** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr. Nandkumar Bhalchandra Bhondave** entered on 7/12 extract of said property vide mutation entry no. 3959.

Incident of Survey No. 12/4 area admeasuring 00 H 81.5 R:

The said property bearing S No. 12/4 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai



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Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.

Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.

Thereafter **Mr. Nandkumar Bhalchandra Bhondave** purchased area admeasuring **00 H 81.5 R out of S. No. 12/4** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No.15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr. Nandkumar Bhalchandra Bhondave** entered on 7/12 extract of said property vide mutation entry no. 3959.

Incident of Survey No. 12/5 area admeasuring 00 H 32.5 R:



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B.S.L. LL.B.
(Advocate)

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The said property bearing S No. 12/5 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.

Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.



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Thereafter **Mr. Nandkumar Bhalchandra Bhondave** purchased area admeasuring **00 H 32.5 R out of S. No. 12/5** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr. Nandkumar Bhalchandra Bhondave** entered on 7/12 extract of said property vide mutation entry no. 3959.

Incident of Survey No. 12/6 area admeasuring 00 H 56 R:

The said property bearing S No. 12/6 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife –



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Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.

Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.

Thereafter **Mr. Nandkumar Bhalchandra Bhondave** purchased area admeasuring **00 H 56 R out of S. No. 12/6** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No.15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr. Nandkumar Bhalchandra Bhondave** entered on 7/12 extract of said property vide mutation entry no. 3959.

Incident of Survey No. 12/7 area admeasuring 00 H 29 R:

The said property bearing S No. 12/7 was originally owned by Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe who purchased said property from Sonu Ganapati Shewale and others and accordingly names of said owners namely Mahadu Shivram Kamthe and Dhondiba Mahadev Kamathe entered on 7/12 extract vide mutation entry no. 340.

Thereafter owner namely Dhondiba Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai



MAHESH S. MANE

B.S.L. LL.B.

(Advocate)

Office : 403, Austin Oaks, CTS No. 959, Kate Wasti, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmane788@gmail.com

Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe entered on 7/12 extract vide mutation entry no. 757.

Thereafter owner namely Mahadev Shivram Kamathe died and the names of his heirs namely Son – Nivrutt Mahadev Kamathe and Uddhav Mahadev Kamathe Daughters – Rakhamabai, Sitabai, Gitabai, Mathurabai and Nephew – Daulat entered on 7/12 extract vide mutation entry no. 789.

Thereafter owner namely Dhondiba Mahadu Kamathe and Pandurang Mahadu Kamathe died and the names of his heirs namely Son - Dhanaji Dhondiba Kamathe, Shivaji Dhondiba Kamathe, Firangoji Dhondiba Kamathe, Daughters – Indubai Anantrao Mankar, Sindhubai Anantram Mankar, Wife – Shevantabai Dhondiba Kamathe and brother – Pandurang Mahadu Kamathe entered on 7/12 extract vide mutation entry no. 923.

Thereafter owner namely Pandurang Mahadu Kamathe made application and as per order of Tahasildar and Statement of applicant the names of Son - Santaji, Netaji Uttam, and Daughters – Kantabai, Shobha, Wife – Dhanabai entered on 7/12 extract vide mutation entry no. 1145.

Thereafter owner namely Uddhav Mahadev Kamathe died and the names of his heirs namely Son – Dhananjay, Raman, and Daughters – Nutan and Meena entered on 7/12 extract vide mutation entry no. 2859.

Thereafter **Mr. Nandkumar Bhalchandra Bhone** purchased area admeasuring **00 H 29 R out of S. No. 12/7** from Shivaji Dhondiba Kamathe and others vide registered Sale Deed dated 06/04/2011 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 3170/2011 and as per said Sale Deed name of said purchaser - **Mr.**



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Nandkumar Bhalchandra Bhone entered on 7/12 extract of said property vide mutation entry no. 3959.

Common Incident of Survey No. 12/1 to 7/D and Survey No. 12/1 to 7 Road 2 out of area admeasuring 53,991.42 square meters:

That the purchaser namely - **Earnmore Capital Services Private Limited through its Authorized Signatory Mr. Schidanand Shrikrishna Sahastrabudhe** purchased area admeasuring 7 H 84.29 R out of S. No. 12 Hissa No. 1 to 7 from owners namely Baburao Shivram Hargude and others vide registered Sale Deed dated 31/03/2009 which is duly registered in the Office of Sub Registrar Haveli No. 15 Pune at Sr. No. 1910/2009 and as per said Sale Deed name of said purchaser - **Earnmore Capital Services Private Limited through its Authorized Signatory Mr. Scchidanand Shrikrishna Sahasrabuddhe** entered on 7/12 extract of said property vide mutation entry no. 3960.

Thereafter as per perusal of mutation Entry no. **4633** it is found that, as per order of **Tahasildar Mulshi** vide no. Jamin/Kavi/ 1284/2014 dated 01/12/2014 and Order of **Dy. Inspector of Land Records Mulshi (Poud)** vide no. Bhumapan / Punavale / Falanibara / 766/2014 dated 21/11/2014 and Mulshi/ Pot Hissa / M. R. No. 3/2024 Durusti / SR/ 254/2014, the original Survey Nos. 12 and its Hissa Nos. from 1 to 7 cancelled and accordingly new Survey Numbers were allotted.

And accordingly thereafter, as per perusal of mutation Entry no. **4819** it is found that, as per order of **Tahasildar Mulshi** vide no. Jakra.Hano/Kavi/974/16 Paud dated 08/08/2016 the original Survey Nos. 12 and its Hissa Nos. from 1 to 7 cancelled and accordingly new Survey Numbers were allotted as under:



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B.S.L. LL.B.
(Advocate)

Office : 403, Austin Oaks, CTS No. 959, Kate Wasti, Pimple Saudagar Pune 411027
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S. No.	Survey Number	Total Area in Sq.Mtrs.	Name of Owner	Area in Sq.Mtrs.
1.	12/1 to 7/ Plot A	7065.26	PCMC	353.27
			Naresh Thakurdas Wadhvani and ors.	6711.99
2.	12/1 to 7/ Plot B	2344.90	Aarch Royle Infra Construction Pvt Ltd	2344.90
3.	12/1 to 7/ Plot C	10849.55	Naresh Thakurdas Wadhvani and ors.	10849.55
4.	12/1 to 7/ Plot D	52525.23	Nandkumar Bhalchandra Bhondave	52525.23
5.	12/1 to 7/ Plot E	4536.13	Nandkumar Bhalchandra Bhondave	1488.37
			Earnmore Capital Services Pvt Ltd	3047.76
6.	12/1 to 7/ Road 1	2568.03	PCMC	2568.03
7.	12/1 to 7/ Road 2	4532.80	PCMC	3066.62
			Nandkumar Bhalchandra Bhondave	1466.18
8.	12/1 to 7/ Road 3	1560.00	PCMC	1560.00
9.	12/1 to 7/ Road 4	2454.57	PCMC	2454.57
10.	12/1 to 7/ Road 5	453.53	PCMC	453.53
11.	12/1 to 7/ Road 6	00.00	Closed	00.00
12.	12/1 to 7/ Road 7	1410.00	Nandkumar Bhalchandra Bhondave	705.00
			Earnmore Capital Services Pvt Ltd	705.00

That owner Nandkumar Bhalchandra Bhondave have executed registered Development Agreement and Power of Attorney dated 03.11.2014 in respect with area admeasuring 5 H 88 R i.e. 58800 Sq.Mtrs. out of S. No. 12 Hissa No. 1 to 7 in favour of Amalfi Realty Pvt Ltd., which is duly registered in the Office of Sub Registrar Haveli No. 18 at Sr. No. 7842/2014 and 7868/2014 respectively.

That the owner Nandkumar Bhalchandra Bhondave further executed Deed of Confirmation dated 17/05/2017 with Amalfi Realty Pvt Ltd. for the confirmation of area upon 7/12 extract of the said property and which is registered in the office of Sub Registrar Haveli No. 8 at Sr. No. 6740/2017.

That the owner Nandkumar Bhalchandra Bhondave also executed Deed of Confirmation dated 27/01/2016 with Earnmore Capital Services Pvt Ltd., for the confirmation of area upon 7/12 extract of the said property and which is registered in the office of Sub Registrar Haveli No. 6 at Sr. No. 1159/2016.



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Thereafter said owner Nandkumar Bhalchandra Bhondave cancelled the Development Agreement and Power of Attorney dated 03.11.2014 which were executed with Amalfi Realty Pvt Ltd. and cancelled said documents by registered Deed of Cancellation dated 30.01.2025 which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 2622/2025.

That thereafter Said Owner - **Mr. Nandkumar Bhalchandra Bhondave** executed registered Development Agreement and Power of Attorney dated 03/03/2025 in favour of **M/s. Yashada Holdings through its Partner Yashada Brothers LLP through Mr. Vasant Khandu Kate** which is registered in the Office of Sub Registrar Haveli No. 18 vide registration No. 5874/2025 and 5875/2025 respectively.

That while registration and execution of the said Development Agreement and Power of Attorney dated 03/03/2025 the name of village and Refundable Security Deposit the Particulars of Payment Details etc. was wrongly and erroneously typed on Index II and Receipt of the said Deeds and same is corrected by Deed of Correction of dated 09/04/2025 which is duly registered in the Office of Sub Registrar Haveli No. 18 at Sr. No. 9921/2025.

In the circumstances the said **M/s. Yashada Holdings through its Partner Yashada Brothers LLP through Mr. Vasant Khandu Kate** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 & dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

SEARCH REPORT OF 30 YEARS: I also caused search in the office of Sub-Registrar Haveli Pune in respect of Property described in Para No.1 situated at village Punawale, Pune vide GRN No. MH018651991202425E dated 26/03/2025 from 1995 to 2025. During my search some year record could not be available because some register were in torn condition. During my search



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I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

That the owner through its Advocate Mr. Kapil Nandkishor Thorat have published Public Notice in Daily News Paper Prabhat and Time of India on dated 21/01/2025, and there is no objection from any person except Mr. Kailas Pannalal Gupta and accordingly Adv. Kapil Nandkishor Thorat issued Letter / NOC dated 25/03/2025.

Litigation if Any - There is no any litigation pending before any court of law regarding said property.

Pune

Date : 22/04/2025

MSM
ADVOCATE

MAHESH S. MANE

Advocate

403, Austin Oaks, Near Kundan Estate,
C.T.S. No.959, Kate Wasti, Pimple Saudagar,
Pune-411 027. ♦ Mob. : 9011560297