



**SOLANKE & GUNDAWAR
ASSOCIATES**

Adv. Kapil D. Gundawar

(B.S.L.,LL.B.)

Mob: +91 9763590741

Email –adv.kapilg2010@gmail.com

Add: Office No. 247, 2nd Floor, VTP Trade Park, Near Undri Chowk, Hadapsar-Katraj Bypass, Undri, Pune 411060.

SEARCH AND TITLE REPORT

AT THE INSTANCE OF – M/s K Square Associates, Pune, I have carried out a search and title investigation regarding the property more particularly described in the schedule written hereunder.

DESCRIPTION OF THE PROPERTY-

1. All that piece and parcel of the land admeasuring **40 Are** (*which includes Mrs. Yogita Dnyandev Kanade's 20 Are, Mr. Shivling Vitthal Kanade's 10 Ares, and Mr. Hemant Vitthal Kanade 10 Are*) out of land bearing **Survey No. 28/2A/3** totally admeasuring 01 Hectare 92 Ares situated at village **Undri**, Taluka **Haveli**, District **Pune** within the limit of Pune Municipal Corporation and within the jurisdiction of sub-registrar Haveli, Pune and the same is bounded as follow:

On or towards East	:	By property belonging to Mr. Shankar Kanade
On or towards South	:	By land out of Survey No. 28
On or towards West	:	By property belonging to Ganesh Kanade
On or towards North	:	By road and land out of survey no. 28

(For the sake of convenience and brevity both the land hereinafter individually referred to as "the "Said Property No. 1").





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2. All that piece and parcel of the land admeasuring **17 Ares** out of **Survey No. 28/2A/3** totally admeasuring 01 Hectare 92 Ares situated at village **Undri**, Taluka **Haveli**, District **Pune** within the limit of Pune Municipal Corporation and within the jurisdiction of sub-registrar Haveli, Pune and the same is bounded as follow:

On or towards East : By property belonging to Mr. Shankar Kanade
On or towards South : By land out of Survey No. 28
On or towards West : By property belonging to Ganesh Kanade
On or towards North : By road and land out of survey no. 28

3. All that piece and parcel of the land admeasuring **06 Ares** from amenity space bearing **Survey No. 28/2A/3** totally admeasuring 01 Hectare 92 Ares situated at village **Undri**, Taluka **Haveli**, District **Pune** within the limit of Pune Municipal Corporation and within the jurisdiction of sub-registrar Haveli, Pune and the same is bounded as follow:

On or towards East : By open space from the layout
On or towards South : By Building B from the layout
On or towards West : By Road
On or towards North : By Building A from the layout

(For the sake of convenience and brevity both the land hereinafter individually referred to as “the “Said Property No. 3”).





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DOCUMENTS PERUSED: (Photocopies)

1. 7/12 Extract from 1991 to 2025.
2. Mutation Entries - 4245, 8114, 9519.
3. Partition Deed executed by and between Mr. Ganesh Sadashiv Kanade and other, which is registered before sub-registrar Haveli No. 6 at Serial No. 6794/2011 on 07/07/2011.
4. Development Agreement dated 23/12/2011 executed by Mr. Yogita Dnyandev Kanade and other in favor of M/s K Square Associates, which is registered before sub-registrar Haveli No. 4 at Serial No. 12106/2011 on 26/12/2011.
5. Power of Attorney dated 23/12/2011 executed by Mr. Yogita Dnyandev Kanade and other in favor of M/s K Square Associates, which is registered before sub-registrar Haveli No. 4 at Serial No. 12107/2011 on 26/12/2011.
6. Development Agreement dated 01/12/2012 executed by Mrs. Chhabubai Sadashiv Kanade and other in favor of M/s K Square Associates, which is registered before sub-registrar Haveli No. 9 at Serial No. 9274/2012 on 11/12/2012.
7. Power of Attorney dated 01/12/2012 executed by Mrs. Chhabubai Sadashiv Kanade and other in favor of M/s K Square Associates, which is registered before sub-registrar Haveli No. 9 at Serial No. 9275/2012 on 11/12/2012.





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8. Development Agreement dated 25/06/2021 executed by Mr. Ganesh Sadashiv Kanade and other in favor of M/s K Square Associates, which is registered before sub-registrar Haveli No. 10 at Serial No. 13633/2021 on 25/06/2021.
9. Power of Attorney dated 25/06/2021 executed by Mr. Ganesh Sadashiv Kanade and other in favor of M/s K Square Associates, which is registered before sub-registrar Haveli No. 10 at Serial No. 13634/2021 on 25/06/2021.
10. Commencement Certificate issued by PMRDA bearing no. BHA/Pra.Kra./751/15-16/Mauje Undri/S.No.28/2A/3 (Part) dated 23/09/2016.
11. Non-Agriculture Permission no. PRH/PMRDA/NA/SR/228/2016 dated 02/07/2011.

BRIEF HISTORY:

It appears from the record that name of Mr. Sadashiv Babu Kanade was recorded as a Karta on the 7/12 extract of land bearing Survey No. 28/2A+B/1 in the year 1991-92.

It appears that, Mr. Sadashiv Babu Kanade filed application stating that the land bearing Survey No. 27/2A/3 is his ancestral property hence requested to record name of his brother along with aanewari. Accordingly name of Mr. Sadashiv Baburao Kanade (5 anna 4 pai), Vitthal Baburao Kanade (5 anna 4 pai), Dnyandev Baburao Kanade (5 anna 4 pai) was recorded on the 7/12 extract vide mutation no. 4245 dated 13/05/1992.

It appears from the record that, by order of the Tahasildar Haveli dated 24/02/2005 and Revenue and Forest department dated 13/11/2002, the survey number of village Undri





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renumbered accordingly said Survey No. 28/2A+B/1 renumbered as Survey No. 28/2A/3, accordingly effect of the same recorded on the 7/12 extract.

It appears from the record that, said Sadashiv Babu Kanade demised on 30/12/2005 leaving behind his legal heirs wife – Mrs. Chhabubai Sadashiv Kanade and Son – Ganesh Sadashiv Kanade, Daughter – Kamal Dhananjay Vibhute, Anita Ramesh Tupe. Said Kamal Dhananjay Vibhute, Anita Ramesh Tupe release their share hence name of remaining heirs recorded on the 7/12 extract vides mutation no. 8114 dated 22/11/2006.

It appears that, above said Mr. Ganesh Sadashiv Kanade, Mrs. Chhabubai Sadashiv Kanade, Mr. Vitthal Baburao Kanade, Mr. Shivling Vitthal Kanade, Mr. Hemant Vitthal Kanade, Mr. Dnyandev Baburao Kanade, Sau. Yogita Dnyandev Kanade, Master Yogesh Dnyandev Kanade through his natural guardian Mr. Dnyandev Baburao Kanade executed Partition deed dated 07/07/2011 with respect to their remaining land admeasuring 01 Hectare 21.53 Ares out of Survey No. 28/2A/3, and mutually divided said land among them as below.

Name	Area
Mr. Ganesh Sadashiv Kanade	20 Ares
Mrs. Chhabubai Sadashiv Kanade	20 Ares
Mr. Shivling Vitthal Kanade	20 Ares
Mr. Hemant Vitthal Kanade	20 Ares
Sau. Yogita Dnyandev Kanade	20 Ares





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Master Yogesh Dnyandev Kanade (through his natural guardian Mr. Dnyandev Baburao Kanade)	20 Ares
Mr. Ganesh Sadashiv Kanade and Mr. Vitthal Baburao Kanade Mr. Dnyandev Baburao Kanade	1.53 Ares

The above said partition deed is registered before the sub-registrar Haveli No. 6 at Serial No. 6794/2011 on 07/07/2011. According to this partition deed name and area of each person recorded on the 7/12 extract vide mutation no. 9519 dated 16/09/2011.

It appears that, Mrs. Yogita Dnyandev Kanade, Mr. Shivling Vitthal Kanade, Mr. Hemant Vitthal Kanade entrusted development and sell right concerning their land admeasuring 20 Are, 10 Are, 10 Ares respectively out of out of Survey No. 28/2A/3 (*i.e. Said property no.1*) in favor of M/s K Square Associates, through its partner Mr. Sachin Yashwant Kantak, Mr. Pravin Arun Kawade on the terms and conditions mentioned in the development agreement and Power of Attorney dated 23/12/2011 which is registered before sub-registrar Haveli No. 4 at Serial No. 12106/2011 and 12107/2011 respectively, on 26/12/2011.

It appears that, Mrs. Chhabubai Sadashiv Kanade with the consent of Mr. Ganesh Sadashiv Kanade entrusted development and sell right concerning her land admeasuring





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17 Are out of out of Survey No. 28/2A/3 (*i.e. Said property no.2*) in favor of M/s K Square Associates, through its partner Mr. Sachin Yashwant Kantak, Mr. Pravin Arun Kawade on the terms and conditions mentioned in the development agreement and Power of Attorney dated 01/12/2012 which is registered before sub-registrar Haveli No. 9 at Serial No. 9274/2012 and 9275/2012 respectively, on 11/12/2012.

It appears that, the said M/s K Square Associates, Mr. Shivlig V. Kanade prepared layout/building plan concerning the land admeasuring 121.53 Ares out of Survey No. 28/2A/3 which is approved by the Pune Metropolitan Regional Development Authority vide commencement certificate no. BHA/Pra.Kra./751/15-16/Mauje Undri/S.No.28/2A/3 (Part) dated 23/09/2016.

It appears that, the said M/s K Square Associates, Mr. Shivlig V. Kanade and other applied to Collector, Pune for non-agriculture use of the said land accordingly the Collector Pune (Revenue Branch), upon receipt of the non-agriculture assessment charges and *Najrana for Inam class-6 land* conversion, vide their order no. PRH/PMRDA/NA/SR/228/2016 dated 02/07/2011 allowed non-agriculture use of the said land for residential and commercial purpose.

It appears that, Mr. Ganesh Sadashiv Kanade, Mr. Shivling Vitthal Kanade, Mr. Hemant Vitthal Kanade, Sau. Yogita Dnyandev Kanade, Yogesh Dnyandev Kanade entrusted development and sell right concerning land admeasuring 6 Are from amenity space as per the approved layout of land admeasuring 121.53 Ares out of Survey No. 28/2A/3 (*i.e. Said property no.3*) in favor of M/s K Square Associates, through is partner Mr. Vinay





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Hemanna Pawali, Harshad Hemanna Pawali, Dnyandev Malhari Awale on the terms and conditions mentioned in the development agreement and Power of Attorney dated 25/06/2021 which is registered before sub-registrar Haveli No. 10 at Serial No. 13633/2021 and 13634/2021 respectively, on 25/06/2021.

M/s K Square Associates has informed me that, M/s K Square Associates did not obtained loan on the said property or encumbered by any other way, further the said land is not subject matter of any litigation pending before the court nor they received any third party claim on the said property and the same is free from encumbrance, third party claim and litigation.

DETAILS OF SEARCH:

I have carried out search with respect to the said land in the office of sub-registrar Haveli from 1995 to 2001. It is observed that all records are not maintained properly and most of the Index II Registers of this period are missing and those available for search are partly torn, pages are missing, and also not readable. During my search of this type of available record, I did not come across any entries concerning the said property.

I have carried out an online search concerning the said office for the years 2001 to 2025 through the Index II search facility available on IGR department portal. During this period I did not find any adverse entry concerning the said property.





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OPINION:

On perusal of the above-mentioned documents and all other relevant documents and search carried in the office of the sub-registrar relating to the title of the said property i.e. land admeasuring 63 Ares out of Survey No. 28/2A/3, Village Undri, Taluka Haveli, District Pune, I am of the opinion that the title of Mrs. Yogita Dnyandev Kanade, Mr. Shivling Vitthal Kanade, Mr. Hemant Vitthal Kanade, Mrs. Chhabubai Sadashiv Kanade, Mr. Ganesh Sadashiv Kanade, Yogesh Dnyandev Kanade concerning said property is clean, clear, marketable, and without any encumbrances also the said Promoter/Developer M/s K Square Associates is well and sufficiently entitled to Develop the said property and sell the units to be constructed at there, according to the terms and conditions agreed in the respective development agreements.

Hence this certificate.

Date: 03/03/2025.

Place: Pune.



ANNEXURE:

1. Search Challan bearing GRN No. MH016788041202425P dated 25/02/2025.

