



KISHOR N. PATIL

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Off.: 020-65119008

B.Sc., LL.B.

ADVOCATE

OFFICE : C/o. Adv. Rajesh Jadhav, "JANHAVI", 1st Floor,
Near Kalewadi-Pimpri Bridge, Kalewadi, Pimpri, Pune 411017.

RESI : Flat No. A-1103, Adi Amma Bliss Co-Op Hsg. Soc. Ltd.,
Vijaynagar, Kalewadi, Pimpri, Pune 411017.

Notice / Reply

Regd. A.D. / U.C.P.

FORMAT- A



To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect of Survey No. 172, Hissa No. 2 area admeasuring 02 H 51 R + 00 H 15 R potkharaba i.e. total area admeasuring 02 H 66 R assessed at Rs. 9.75 Paise out of it area admeasuring 00 H 80 R i.e. 8000 Sq. Mtrs. AND Survey No.175, Hissa No. 3 area admeasuring 02 H 26 R + 00 H 05 R potkharaba i.e. total area admeasuring 02 H 31 R assessed at Rs. 8.75 Paise out of it area admeasuring 01 H 29 R i.e. 12900 Sq.Mtrs. both the properties are situated at revenue village Wakad, Taluka Mulshi, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli (hereinafter referred as the said plots).

I have investigated the title of the said plot on the request M/s. Essen Venkatesh LLP (Earlier known as M/s. Sanskruti And Essen Associates), through its Partner Mr. Bhagwan Venkatrao Peddawad, having its O/at.- Shop No.1, Shonest Towers, S. No. 172/2 and S.No. 175/3, Wakad Link Road, Near Omega Paradise, Pune -411057 and following documents i.e. :-

1. Description of the property:

All that piece and parcel of properties bearing....

A. Survey No. 172, Hissa No. 2 area admeasuring 02 H 51 R + 00 H 15 R potkharaba i.e. total area admeasuring 02 H 66 R assessed at Rs. 9.75 Paise out of it area admeasuring 00 H 80 R i.e. 8000 Sq. Mtrs. and which is bounded as under –

On or towards the East - By Survey No.173.

On or towards the South - By Road.

On or towards the West - By Survey No.172/2 (part).

On or towards the North - By Survey No.175/3.

B. Survey No.175, Hissa No. 3 area admeasuring 02 H 26 R + 00 H 05 R potkharaba i.e. total area admeasuring 02 H 31 R assessed at Rs. 8.75 Paise out of it area admeasuring 01 H 29 R i.e. 12900 Sq.Mtrs. & which is bounded as under -

On or towards the East - By remaining property out of Survey No. 175/3.

On or towards the South - By property out of Survey No. 172.

On or towards the West - By part of Survey No.175.

On or towards the North - By Road & part of Survey No. 175/2.

both the properties situated at revenue village Wakad, Taluka-Mulshi, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli.

2. Documents of Allotment of Plot:

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreements.
4. Copy of Power of Attorneys.
5. Copy of Commencement Certificate.

6. Copy of Sale Deeds.
7. Copy of Correction Deed.
8. Copy of N.A. order.
9. Copy of search report issued by Adv. Prakash M. Karnik on 21/05/2011.
10. Copy of RCS No. 403811/2014 Filed in the Court of CJM, Pune with order.
11. Copy of search report issued by me on 02/05/2016, 16/11/2017 & 12/01/2021.

3. Search report for 35 years from 1987 till 2022

4. 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 M/s. Essenvenktesh LLP (Earlier known as Sanskruti And Essen Associates), through its Partners Mr. Bhagwan Venkatrao Peddawad & Mr. Satish Bhimsen Agarwal are clear, marketable and without any encumbrances.

Owner of the Plots

M/s. Essenvenktesh LLP (Earlier known as, Sanskruti And Essen Associates), through its Partners Mr. Bhagwan Venkatrao Peddawad & Mr. Satish Bhimsen Agarwal

Survey No. 172, Hissa No. 2 area admeasuring 02 H 51 R + 00 H 15 R potkharaba i.e. total area admeasuring 02 H 66 R assessed at Rs. 9.75 Paise out of it area admeasuring 00 H 80 R i.e. 8000 Sq. Mtrs. **AND** Survey No.175, Hissa No. 3 area admeasuring 02 H 26 R + 00 H 05 R potkharaba i.e. total area admeasuring 02 H 31 R assessed at Rs. 8.75 Paise out of it area admeasuring 01 H 29 R i.e. 12900 Sq.Mtrs.

The report reflecting the flow of the title of M/s. Essenvenktesh LLP (Earlier known as Sanskruti And Essen Associates), through its Partners Mr. Bhagwan Venkatrao Peddawad & Mr. Satish Bhimsen Agarwal, on the said lands are enclosed herewith as annexure.

Encl: Annexure.
Date: 19/11/2022.



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(Circular No.: 28 / 2021)



To,

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FLOW OF TITLE OF THE SAID LANDS

Subject: Title clearance certificate with respect of Survey No. 172, Hissa No. 2 area admeasuring 02 H 51 R + 00 H 15 R potkharaba i.e. total area admeasuring 02 H 66 R assessed at Rs. 9.75 Paise out of it area admeasuring 00 H 80 R i.e. 8000 Sq. Mtrs. AND Survey No.175, Hissa No. 3 area admeasuring 02 H 26 R + 00 H 05 R potkharaba i.e. total area admeasuring 02 H 31 R assessed at Rs. 8.75 Paise out of it area admeasuring 01 H 29 R i.e. 12900 Sq.Mtrs. both the properties are situated at revenue village Wakad, Taluka Mulshi, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli (hereinafter referred as the said plots).

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All that piece and parcel of properties bearing

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On or towards the East - By remaining property out of Survey No. 175/3.

On or towards the South - By property out of Survey No. 172.

On or towards the West - By part of Survey No.175.

On or towards the North - By Road & part of Survey No. 175/2.

both the properties situated at revenue village Wakad, Taluka-Mulshi, District-Pune, within limits of Pimpri Chinchwad Municipal Corporation and within registration limits of Sub - Registrar Haveli

1. Documents of Allotment of Plots:

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copy of Development Agreements.

4. Copy of Power of Attorneys.
 5. Copy of Commencement Certificate.
 6. Copy of Sale Deeds.
 7. Copy of Correction Deed.
 8. Copy of N.A. order.
 9. Copy of search report issued by Adv. Prakash M. Karnik on 21/05/2011.
 10. Copy of RCS No. 403811/2014 Filed in the Court of CJM, Pune with order.
 11. Copy of search report issued by me on 02/05/2016, 16/11/2017 & 12/01/2021.
 2. Search report for 35 years from 1987 till 2022 taken from Sub-Registrar office at Pune
 3. Any other relevant title.
 4. Litigations if any.
- Date: 19/11/2022.



Kishor N. Patil
Advocate
(Stamp)

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said was purchased for the benefit of Hindu undivided family, so as per application names of Baban Narayan Gosavi, Raghunath Narayan Gosavi, Ganpat Narayan Gosavi & Pandit Narayan Gosavi were also recorded in the record of 7/12 extract of Survey No. 347 by the said mutation entry in the year 1966.

That Gatwari scheme was implemented in village Chikhali and Survey No. 347 was converted into Gat No. 1169 and the name of Pune District Land Mortgage Bank was recorded in the record of 7/12 extract of Gat No. 1169 in possessor column & name of Mohan Narayan Gosavi was recorded in the other rights column by mutation entry No. 1. Mutation entry No. 1 is relating to Gatwari scheme implemented in village Chikhali in the year 1969. Similarly as per the provisions of Section 24(1) of The Bombay Prevention of Fragmentation and Consolidation of Holding Rules 1947 the Assistant Consolidation Officer (4), Pune has granted transfer Certificate on the name of Mohan Narayan Gosavi. Accordingly the said transfer certificate was duly registered in the office of Sub-Registrar Haveli No.1 at Serial No. 3111/1970 on 21/04/1970. The said Certificate was given new serial no. 1898. Thus by the said transfer certificate Mohan Narayan Gosavi got ownership rights over the said land.

Mutation Entry No. 141 shows that, Mohan Narayan Gosavi expired on 09/12/1972 leaving behind him following legal heirs :

1. Meerabai alias Narnadabai
Mohan Gosavi - Widow Wife
2. Vishwanath Mohan Gosavi - Son
3. Kashinath Mohan Gosavi - Son

Accordingly after the demise of Mohan Narayan Gosavi the name of his elder son Vishwanath Mohan Gosavi was recorded as Manager of HUF in the other rights column of 7/12 extract of Gat No. 1169 by mutation entry No. 141.

Mutation Entry No. 1662 shows that, by an order of Tahsildar, Haveli, Pune vide No. THT/232/1989 dated 23/01/1989, along with a circular of Collector, Pune (Tenancy Branch) dated 12/01/1989, charge of the Tagai kept on the said land & other lands of village Chikhali was deleted from the other rights column of 7/12 extract of said property.

Mutation Entry No. 19530 shows that, Vishwanath Mohan Gosavi has repaid the loan amount with interest to Maharashtra State Co-Operative Agriculture & Rural Development Bank Ltd. on 29/06/1985. Accordingly as per the letter of Maharashtra State Co-Operative Agriculture & Rural Development Bank Ltd. dated 23/06/1999 name of Maharashtra State Co-Operative Agriculture & Rural Development Bank Ltd. was deleted from 7/12 extract & name of Vishwanath Mohan Gosavi was recorded as Manager of HUF in the possessor column of 7/12 extract of Gat No. 1169 by mutation entry No. 19530.



Mutation Entry No. 19532 shows that, Vishwanath Mohan Gosavi as manager of HUF & Smt. Meerabai Mohan Gosavi, with consent of Ajit Vishwanath Gosavi & Ganesh Vishwanath Gosavi have sold the property bearing Gat No. 1169 to M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 1601/2010 on 05/02/2010.

Thus by the said sale deed M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal became owners and are in occupation and possession of the said property.

That the names of M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal are recorded in the record of 7/12 extract as owners thereof by mutation entry No. 19532.

Mutation Entry No. 15777 shows that, that brother of Vishwanath Mohan Gosavi i.e. Kashinath Mohan Gosavi expired on 06/08/1985 leaving behind him following legal heirs :

- | | | | |
|----|-------------------------|---|---------|
| 1. | Meerabai Mohan Gosavi | - | Mother |
| 2. | Vishwanath Mohan Gosavi | - | Brother |

It is also seen that, Smt. Shakuntala alias Baisabai Kashinath Gosavi (who is widow wife of Kashinath Mohan Gosavi but whose name was never disclosed anywhere in the revenue records) has granted consent to the sale deed which was registered in the office of Sub Registrar Haveli No. 17 noted at Sr. No. 1601/2010 on 05/02/2010 executed between Vishwanath Mohan Gosavi as manager of HUF, Smt. Meerabai Mohan Gosavi & M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal to avoid any complications to the title of M/s. Sai Essen Properties. The said Consent Deed is registered in the office of Sub-Registrar Haveli No. 14, by serial No. 4165/2010 on 10/05/2010.

It is also seen that, Vishwanath Mohan Gosavi & Smt. Meerabai Mohan Gosavi have filed special civil suit No. 1132/2011 in the Hon'ble Civil Judge Senior Division, Pune for declaration, possession & permanent injunction against M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal on 27/06/2011.

The said suit was filed by Vishwanath Mohan Gosavi & Smt. Meerabai Mohan Gosavi due to some differences arrived between them & M/s. Sai Essen Properties.





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It is also seen that, thereafter compromise was arrived between Vishwanath Mohan Gosavi & Smt. Meerabai Mohan Gosavi & M/s. Sai Essen Properties. Due to compromise Vishwanath Mohan Gosavi, Smt. Meerabai Mohan Gosavi, Ajit Vishwanath Gosavi & Ganesh Vishwanath Gosavi has executed confirmation deed in favour of M/s. Sai Essen Properties. The said Confirmation deed was registered in the office of Sub-Registrar Haveli No. 10, noted at serial no. 8921/2011 on 29/07/2011. By the said confirmation deed the title of M/s. Sai Essen Properties was confirmed by Vishwanath Mohan Gosavi, Smt. Meerabai Mohan Gosavi, Ajit Vishwanath Gosavi & Ganesh Vishwanath Gosavi & they have withdrawn all the allegations unconditionally.

Thereafter, Vishwanath Mohan Gosavi, Smt. Meerabai Mohan Gosavi & M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal have jointly filed the joint consent terms in the Hon'ble Court in the special civil suit no. 1132/2011 on 29/07/2011. Accordingly Hon'ble Court disposed off the said suit on 01/08/2011 as per amicable settlement between the parties.

Mutation Entry No. 25534 shows that, an area admeasuring 854.575 Sq.Mtrs., was affected under 30 Mtrs., wide road of PCMC out of property bearing Gat No. 1169. Hence M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal have handed over area admeasuring 854.575 Sq.Mtrs., to PCMC by possession receipt dated 18/12/2013. The said possession receipt was registered in the office of Sub-Registrar Haveli No. 17, noted at serial no. 9977/2013. Accordingly name of PCMC was recorded in the record of 7/12 extract of the said property to the extent of area admeasuring 854.575 Sq.Mtrs.

History relating to Gat No. 1170.

That Survey No. 366 was owned & possessed by Laxman Genu Landge.

That Gatwari scheme was implemented in village Chikhali and Survey No. 366 was converted into Gat No. 1170 and the name of Laxman Genu Landge was recorded in the record of 7/12 extract of Gat No. 1170 by mutation entry No. 1. Mutation entry No. 1 is relating to Gatwari scheme implemented in village Chikhali in the year 1970 and mutation entry No. 1 was certified in the year 1971. From 1971 name of Laxman Genu Landge is appearing in the record of 7/12 extract of Gat No. 1170.

Mutation Entry No. 1662 shows that, by an order of Tahsildar, Haveli, Pune vide No. THT/232/1989 dated 23/01/1989, along with a circular of Collector, Pune (Tenancy Branch) dated 12/01/1989, charge of the Tagai kept on the said land & other lands of village Chikhali was deleted from the other rights column of 7/12 extract of said property.



It shows that, Laxman Genu Landge has executed power of attorney in respect of the property bearing Gat No. 1170 area admeasuring 00 H 32 R in favour of Suresh Vitthal Jadhav & Ashok Raghunath Mane. The said power of attorney was notarized before Advocate & Notary J. B. Dugad vide Notary register No. B-8/1998 on 07/01/1998.

Mutation Entry No. 8534 shows that, Laxman Genu Landge & others through their power of attorney holder Suresh Vitthal Jadhav & Ashok Raghunath Mane have sold the said property to 1. Shabana Zikarulla Choudhari through her guardian mother Sabirabano Zikarulla Choudhari & 2. Heena Habibullah Choudhari through her guardian mother Hasbunnisa Habibullah Choudhari by registered sale deed. The said sale deed was registered in the office of Sub Registrar Haveli No. 8 noted at Sr. No. 219/1998 on 14/01/1998.

It shows that, 1. Shabana Zikarulla Choudhari through her guardian mother Sabirabano Zikarulla Choudhari & 2. Heena Habibullah Choudhari through her guardian mother Hasbunnisa Habibullah Choudhari have executed power of attorney in favour of Habibullah Abbasali Choudhari. The said Power of Attorney was registered in the office of Sub Registrar Haveli No. 15 noted at Sr. No. 1604/2003 on 30/05/2003.

Mutation Entry No. 20334 shows that, 1. Shabana Zikarulla Choudhari, 2. Sabirabano Zikarulla Choudhari & 3. Heena Habibullah Choudhari through her guardian mother Hasbunnisa Habibullah Choudhari have sold the said property to M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No. 14 noted at Sr. No. 3971/2010 on 03/05/2010.

Thus by the said sale deed M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal became owners and is in occupation and possession of the said property.

That the names of M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal are recorded in the record of 7/12 extract as owners thereof by mutation entry No. 20334.

Common History relating to Gat No. 1169 & Gat No. 1170.

That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal has preferred building plan on said properties and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Chikhali/13/2010 on 20/11/2010 and has obtained Commencement Certificate for construction of buildings in respect of the said properties.





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That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal have filed an application before the office of Collector of Pune, Collectorate, Pune (Revenue Branch) for granting permission to make use of said properties for Non-Agricultural purpose i.e. for residential & commercial purpose. Accordingly The Collector, Pune has granted permission under order No. PRH/NA/SR/1053/2010 on 28/02/2011. That an area admeasuring 27878.01 Sq. Mtrs from said properties was permitted to use out of the total area admeasuring for residential & commercial purpose.

History relating to Gat No. 1171.

That Survey No. 346/1 was owned & possessed by Bala Genu Landge.

Mutation Entry No. 1657 shows that, Bala Genu More expired on 08/01/1945 leaving behind him following legal heirs :

- | | | | |
|----|-------------------|---|-----|
| 1. | Vithoba Bala More | - | Son |
| 2. | Laxman Bala More | - | Son |
| 3. | Ramu Bala More | - | Son |

Accordingly after the demise of Bala Genu More his name was deleted & names of his elder son Vithoba Bala More was recorded as Manager of HUF in record of 7/12 extract of Gat No. 1171.

Mutation Entry No. 2658 shows that, Vithoba Bala Tapkir had obtained loan from Chikhali Dipak Vivid Karyakari Sahakari Society on 07/01/1960. Accordingly name of Chikhali Dipak Vivid Karyakari Sahakari Society was recorded in the other rights column of property bearing Gat No. 1171.

Mutation Entry No. 3257 shows that, Vithoba Bala More expired leaving behind him following legal heirs :

- | | | | |
|----|------------------|---|---------|
| 1. | Laxman Bala More | - | Brother |
| 2. | Ramu Bala More | - | Brother |

Accordingly after the demise of Vithoba Bala More his name was deleted & names of his above mentioned brothers were recorded in record of 7/12 extract of Gat No. 1171.

That Gatwari scheme was implemented in village Chikhali and Survey No. 346/1 was converted into Gat No. 1171 and the name of Laxman Bala More & Ramu Bala More was recorded in the record of 7/12 extract of Gat No. 1171 by mutation entry No. 1. Mutation entry No. 1 is relating to Gatwari scheme implemented in village Chikhali in the year 1970 and mutation entry No. 1 was certified in the year 1971. From 1971 name Vithoba Bala Tapkir is appearing in the record of 7/12 extract of Gat No. 1171.



Mutation Entry No. 20196 shows that, Mr. Laxman Bala More had expired on 07/08/1985 & Geetabai Laxman More expired on 06/12/1992 leaving behind them following legal heirs:

1. Dagdu Laxman More	-	Son
3. Nathu Laxman More	-	Son
4. Nivrutti Laxman More	-	Son
5. Baban Laxman More	-	Son
6. Balu Barku Kale	-	Son
7. Vishnu Laxman More	-	Son
8. Hausabai Kondiba Gawade	-	Daughter

Accordingly after the demise of Laxman Bala More his name was deleted & names of his above mentioned legal heirs were recorded in record of 7/12 extract of Gat No. 1171 to the extent of share of Laxman Bala More.

Mutation Entry No. 20197 shows that, Ramu Bala More had expired on 15/05/1985 & Tanhubai Ramu More expired on 29/05/1984 leaving behind them following legal heirs:

1. Narayan Ramu More Expired on 01/05/2001 Through his heirs	-	Deceased Son
1A. Parubai Narayan More	-	Daughter in Law
1B. Kahu Narayan More	-	Grand Son
1C. Sopan Narayan More	-	Grand Son
1D. Sindhubai Kisan Rakshe	-	Grand Daughter
1E. Sushila Eknath Shelke	-	Grand Daughter
1F. Alka Suresh Nanekar	-	Grand Daughter
2. Sadashiv Ramu More Expired on 07/08/1990 Through his heirs	-	Deceased Son
2A. Gangubai Sadashiv More	-	Daughter in Law
2B. Balu Sadashiv More	-	Grand Son
2C. Pundurang Sadashiv More	-	Grand Son
2D. Jalinder Sadashiv More	-	Grand Son
2E. Aruna Manohar Gaikwad	-	Grand Daughter
2F. Anjana Sanjay Kalokhe	-	Grand Daughter
3. Mahadu Ramu More Expired on 14/06/1986 Through his heirs	-	Deceased Son
3A. Lilabai Mahadu More	-	Daughter in Law
3B. Shankar Mahadu More	-	Grand son





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:9:

- | | | |
|---|---|-----------------------|
| 3C. Sangita Vasant Dumbare | - | Grand Daughter |
| 3D. Machindra Mahadu More
Expired on 23/05/2001
Through his heirs | - | Deceased Grand Son |
| Jayashri Machindra More | - | Grand Daughter in Law |
| 4. Indubai Ananda Bhalekar | - | Daughter |

Accordingly after the demise of Ramu Bala More his name was deleted & names of his above mentioned legal heirs were recorded in record of 7/12 extract of Gat No. 1171.

Mutation Entry No. 20223 shows that, Vishnu Laxman More had expired on 03/07/2010 leaving behind him following legal heirs:

1. Lata Vishnu More - Wife
2. Tanhya Vishnu more - Daughter
3. Ananda Vishnu more - Daughter

Accordingly after the demise of Vishnu Laxman More his name was deleted & names of his above mentioned legal heirs were recorded in record of 7/12 extract of Gat No. 1171.

Mutation Entry No. 23293 shows that, Late Narayan Ramu More deceased through his heirs Parubai Narayan More, Kalu Narayan More, Sopan Narayan More, Sindhubai Kisan Rakshe, Sushila Eknath Shelke, Aika Suresh Nanekar, Sadashiv Ramu Moru deceased through his heirs Gangubai Sadashiv More, Balu Sadashiv More, Jalindar Sadashiv More, Pandurang Sadashiv More, Aruna Manohar Gaikwad, Anjana Sanjay Kalokhe, Late Mahadu Ramu Moru deceased through his heirs Shankar Mahadu More, Sangita Vasant Dumbare, Jayashri Machindra More & Indubai Anand Bhalekar had sold 00 H 14 R land from Gat No. 1171 to M/s. Sai Essen Properties, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.17 noted at serial No. 214/2011 on 17/02/2011, As per the said Sale Deed name of M/s. Sai Essen Properties, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal was recorded in the record of 7/12 extract of Gat No. 1171 to the extent of area 00 H 14 R.

Mutation Entry No. 23462 shows that, Hausabai Kondiba Gawade & Bhamabai Bhiva Jaid had released /relinquished all their rights title & interest from Gat No. 1171 in favour of Dagadu Laxman More, Nivrutti Laxman More, Baban Laxman More, Balasaheb (Balu) Laxman More, Lata Vishnu More, Tanaya Vishnu More & Anand Vishnu More by registered Release Deed.



The said Release Deed names of Hausabai Kondiba Gawade & Bhanabai Bhiva Jaid were deleted from the record of 7/12 extract of Gat No. 1171.

Mutation Entry No. 23846 shows that, Nathu Laxman More had expired on 01/04/2012 leaving behind him following legal heirs :

1. Chandrabhaga Nathu More - Wife
2. Gorakshnath Nathu More - Son
3. Sunil Nathu More - Deceased Son
- 3A. Sarika Sunil More - Daughter in Law.
- 3B. Saurabh Sunil More - Grand Son.
- 3C. Sakshi Sunil More - Grand Daughter.

Accordingly after the demise of Nathu Laxman More his name was deleted & names of his above mentioned legal heirs were recorded in record of 7/12 extract of Gat No. 1171.

Mutation Entry No. 25526 shows that, Dagadu Laxman More & Nivrutti Laxman More with the consent of Geetabai Dagadu More had sold 467 Sq. Mtrs., land from Gat No. 1171 to M/s. Sai Essen Properties, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.17 noted at serial No. 8249/2012 on 31/08/2012. As per the said Sale Deed name of M/s. Sai Essen Properties, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of Gat No. 1171 to the extent of area 5000 Sq. Ft. i.e. 467 Sq. Mtrs.

AND WHEREAS the M/s. Sai Essen Properties, through its Partner Mr. Ashok Raghunath Mane & Mr. Surendra Bhimsen Agarwal had let out the property an area admeasuring 5000 sq.ft. i.e. 464.68 Mtrs out of the Gut No. 1171 to Maharashtra State Electricity Distribution Company Ltd. (MSEDCL) for the period of 99 years by registered Lease Deed. Said Lease Deed was registered in the Office of Sub Registrar Haveli No. 18 noted at serial No. 4320/2012 on 09/05/2012.

Mutation Entry No. 25527 shows that, Late Nathu Laxman More through his legal heirs Chandrabhaga Nathu More, Gorakshnath More, Sarika Sunil More, Sangita Babasaheb Gawade, Manda Sanjay Bahirat with the consent of Saurabh & Sakshi through natural Gaurdian mother Sarika Sunil More had sold 233 Sq. Mtrs., land from Gat No. 1171 to M/s. Sai Essen Properties, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.17 noted at serial No. 79521/2013 on 17/09/2013. As per the said Sale Deed name of M/s. Sai Essen Properties, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal is recorded in the record of 7/12 extract of Gat No. 1171 to the extent of area 233 Sq. Mtrs.



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Notice / Reply

Regd. A.D. / U.C.P.

:11:

It is seen that, Baban Laxman More, Balu Laxman More, Lata Vishnu More for herself & as a natural guardian mother of Tanhaiya & Ananda Vishnu More had sold 00 H 07 R i.e. 700 Sq. Mtrs., land from Gat No. 1171 to M/s. Sai Essen Properties, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No.19 noted at serial No. 7080/2012 on 30/04/2012, As per the said Sale Deed name of M/s. Sai Essen Properties, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal is yet to be recorded in the record of 7/12 extract of Gat No. 1171 to the extent of area 00 H 07 R i.e. 700 Sq. Mtrs.

History relating to Gat No. 1172.

That property bearing Gat No. 1172 was owned & possessed by Gangubai Vishnu Kulkarni.

Mutation Entry No. 3654 shows that, Gangubai Vishnu Kulkarni had expired on 28/09/1992 leaving behind her following legal heir :

Shamsundar Vishnu Kulkarni - Son

Accordingly after the demise of Gangubai Vishnu Kulkarni her name was deleted & names of her above mentioned legal heir was recorded in record of 7/12 extract of Gat No. 1172.

Mutation Entry No. 1917 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, name Laxman Kushaba More, was recorded in the other rights column of 7/12 extract of the said property as Protected Tenant.

Mutation Entry No. 2345 shows that, as per Sec. 3 of Bombay Tenancy & Agricultural Act, Dagadu Laxman More was recorded in the other rights column of 7/12 extract of the said property as Ordinary Tenant.

It shows that, Laxman Kushaba More had expired on 05/04/1942 leaving behind him following legal heir :

Dagadu Laxman More - Son

Accordingly after the demise of Laxman Kushaba More his name was deleted & name of his above mentioned legal heir was recorded in record of other rights column of 7/12 extract of Gat No. 1172.

Mutation Entry No. 19977 shows that, Dagadu Laxman More had expired on 03/03/2003 leaving behind him following legal heir :



Accordingly after the demise of Vasant Ganpat Lokhande his name was deleted & name of his above mentioned legal heir were recorded in record of 7/12 extract of Gat No. 1241.

Mutation Entry No. 1874 shows that as per the order of Tahsildar Sahab Haveli vide No. THO/221/90 Pune on 24/04/1990 hallow name of Narayan Gokuldas Gujar which was recorded in the other right column of 7/12 extract of said property was deleted.

Mutation Entry No. 8214 shows that, Karnal Vasant Lokhande preferred an application before revenue authority stating therein that her name be deleted from the record of 7/12 extract of said other property as she has no right, title & interest in respect of said & other properties. Accordingly as per her application her name was deleted from the record of 7/12 extract of said property.

Mutation Entry No. 9044 shows that, Laxmibai Ganpat Lokhande had expired leaving behind her following legal heir :

1. Vishwanth Ganpat Lokhande - Son
2. Anant Ganpat Lokhande - Son

As the names of her above mentioned legal heir were already recorded in record of 7/12 extract of Gat No. 1241. Accordingly after the demise of Laxmibai Ganpat Lokhande her name was deleted from the record of 7/12 extract of Gat No. 1241.

Mutation Entry No. 23295 shows that, Vishwanath Ganpat Lokhande had sold his share from Gat No. 1241 area admeasuring 00 H 44.5 R out of total area admeasuring 00 H 89 R with the consent of Shailaja Vishwanth Lokhande, Ravindra Vishwanth Lokhande, Sameer Vishwanth Lokhande, Vaishali Sanjay Rakshe to M/s. Sai Essen Properties, A registered partnership firm, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal by registered Sale Deed. The said Sale Deed was registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 11272/2011 on 14/10/2011, As per the said Sale Deed name of M/s. Sai Essen Properties, through its Partners Shri. Ashok Raghunath Mane & Shri. Surendra Bhimsen Agarwal was recorded in the record of 7/12 extract of Gat No. 1241 to the extent of area 00 H 44.5 R. Thus M/s. Sai Essen Properties, through its Partners Shri. Ashok Raghunath Mane, & Shri. Surendra Bhimsen Agarwal became owner of Gat No. 1241 area admeasuring 00 H 44.5 R.

Common History relating to Gat No. 1169, Gat No. 1170, 1171,1172 & 1241.

That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal has preferred revised building plan on said properties and got revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Chikhali/31/2013 on 04/10/2013 and has obtained revised Commencement Certificate for construction of buildings in respect of the said properties.



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:15:

That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal has preferred revised building plan on said properties and got revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Chikhali/48/2013 on 27/11/2013 and has obtained revised Commencement Certificate for construction of buildings in respect of the said properties.

That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal has preferred revised building plan on said properties and got revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Chikhali/25/2015 on 20/03/2015 and has obtained revised Commencement Certificate for construction of buildings in respect of the said properties.

That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal have filed an application before the office of Collector of Pune, Collectorate, Pune (Revenue Branch) for granting permission to make use of said properties for Non-Agricultural purpose i.e. for residential & commercial purpose. Accordingly The Collector, Pune has granted permission under order No. PCMC/NA/SR/43/2015 on 11/08/2015. That an area admeasuring 40650.00 Sq. Mtrs from said properties was permitted to use for residential & commercial purpose.

That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal has preferred revised building plan on said properties and got revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Chikhali/46/2017 on 29/04/2017 and has obtained revised Commencement Certificate for construction of buildings in respect of the said properties.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal are the owners of ...



- i) Gat No. 1169 area admeasuring 00 H 49,45425 R i.e. 4945.425 Sq. Mtrs., out of total area admeasuring 02 H 58 R, assessed at Rs. 17.06 Paise,
- ii) Gat No. 1170 total area admeasuring 00 H 32 R, assessed at Rs. 02.31 Paise,
- iii) Gat No. 1171 total area admeasuring 00 H 28 R, assessed at Rs. 02.12 Paise,
- iv) Gat No. 1172 total area admeasuring 00 H 51 R, assessed at Rs. 03.69 Paise,
- v) Gat No. 1241 area admeasuring 00 H 44.5 R i.e. 44500 Sq. Mtrs. out of total area admeasuring 00 H 89 R, assessed at Rs. 06.25 Paise,

All the properties are situated at village Chikhali, Tal. Haveli, Dist. Pune

B) This search report is part and parcel of the previous search reports. This search report is issued on the request of /s. Sai Essen Properties.

C) According to my opinion the said properties are clean, clear and marketable and without any encumbrances.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and going through the records in the office of Sub Registrar Haveli.



K. Patil
ADVOCATE

KISHOR N. PATIL
Advocate
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"JANHAVI", 1st Floor,
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Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said properties or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said properties and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said properties. That M/s. Sai Essen Properties, A registered partnership firm, through its Partners a) Shri. Ashok Raghunath Mane, b) Shri. Deepak Ashok Mane, c) Shri. Surendra Bhimsen Agarwal & d) Shri. Narendra Bhimsen Agarwal had informed that there are no Court proceeding pending before any Court of Law in respect of the said properties.



CHALLAN
MTR Form Number-6



GRN	MH007568219202223P	BARCODE					Date	10/09/2022-19:36:50			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 KISHOR N PATIL						
Location	PUNE												
Year	2022-2023 One Time					Flat/Block No.	KALEWADI						
Account Head Details					Amount In Rs.	Premises/Building							
0030072201	SEARCH FEE				300.00	Road/Street	PIMPRI						
						Area/Locality	PUNE						
						Town/City/District							
						PIN		4	1	1	0	1	7
						Remarks (If Any)	Survey No 172/2 and Survey No 175/3 Wakad Pune						
						Amount In	Three Hundred Rupees Only						
					300.00	Words							
Payment Details	SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK							
Cheque/DD Details						Bank CIN	Ref. No.	10000502022091001485		0087763151917			
Cheque/DD No.						Bank Date	RBI Date	10/09/2022-19:37:00		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. : 9660254785

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 पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0003764008202223	10/09/2022-19:40:28	IGR002	300.00
Total Defacement Amount					300.00





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