



**CHALLAN**  
**MTR Form Number-6**

GRN	MH008280628201718E	BARCODE			Date	14/12/2017-17:48:44	Form ID
Department				Inspector General Of Registration			
Search Fee				Payer Details			
Type of Payment				Other Items			
Office Name				HVL15_HAVELI 15 JOINT SUB REGISTRAR			
Location				PUNE			
Year				2017-2018 One Time			
Account Head Details				Amount in Rs.			
0030072201 SEARCH FEE				750.00			
Flat/Block No.				Survey No. 50 Part			
Premises/Building				Rahatani			
Road/Street				Pune			
Area/Locality				Pune			
Town/City/District				Pune			
PIN				4 1 1 0 1 7			
Remarks (If Any)				Search Fee of 30 Years i.e. 1988 to 2017			
Amount In				Seven Hundred Fifty Rupees Only			
Words				750.00			
Payment Details				CORPORATION BANK			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN			
Cheque/DD No.				Ref. No.			
Name of Bank				03602302017121400888			
Name of Branch				RS14122017220051			
Bank Date				RBI Date			
14/12/2017-17:50:13				15/12/2017			
Bank-Branch				CORPORATION BANK			
Scroll No. , Date				35213 , 15/12/2017			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available  
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवताच्या दस्तांसाठी लागू नाही.

Validity unknown

Challan Defaced  
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VIRTUAL TREASURY  
MUMBAI 01  
Date: 2017.12.21  
17:53:59  
Reason: Secure  
Document  
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-0004632997201718	16/12/2017-18:16:07	IGR022	750.00
Total Defacement Amount				750.00

[illegible]

Department ID : \_\_\_\_\_ Mobile No. : 8623011123  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
खदर चालन 'ट्रिप ऑफ पैमेंट' जाध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतवयाच्या दस्त्यासाठी लागू नाही.

Validity unknown

Challan Defaced

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VIRTUAL TREASURY  
MUMBAI 02  
Date: 2010.11.21  
10:39:32 IST  
Reason: Secure  
Document  
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0005968506201819	19/01/2019-15:14:25	IGR022	50.00
Total Defacement Amount				50.00







**CHALLAN**  
**MTR Form Number-6**



GRN	MH005186699202223E	BARCODE			Date	19/07/2022-13:43:46	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				HVL21_HAVELI 21 JOINT SUB REGISTRAR		Full Name		Adv Chandrakant Nanekar
Location				PUNE		Flat/Block No.		Baner
Year				2022-2023 One Time		Premises/Building		Baner
Account Head Details				Amount In Rs.		Road/Street		Baner
0030072201 SEARCH FEE				50.00		Area/Locality		Pune
						Town/City/District		
						PIN		4 1 1 0 4 5
				Remarks (If Any)				
				S.No.50 Part Rahalani Pune 02 Year 2021 To 2022.				
				Amount In				
				Fifty Rupees Only				
				Words				
				Total				
				50.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	00040572022071924000	#K0BUEVJY6	
Name of Bank				Bank Date	RBI Date	19/07/2022-01:44:28	20/07/2022	
Name of Branch				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		201 , 20/07/2022		

Department ID :

Mobile No. : 9823011123

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

चलन चालन "कॉपी ऑफ पैमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तावेजासाठी लागू नाही.

Validity unknown

Challan Defaced  
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VIRTUAL TREASURY  
MUMBAI/03  
Date: 2022.07.25  
10:38:49 IST  
Reason: GFAS Secure  
Document  
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-0002646583202223	21/07/2022-15:55:54	IGR022	50.00
Total Defacement Amount				50.00



**CHALLAN**  
**MTR Form Number-6**



GRN	MH014505237202223P	BARCODE			Date	30/01/2023-16:32:02	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				HVL15_HAVELI 15 JOINT SUB REGISTRAR		Full Name		
Location				PUNE		Adv Chandrakant Nanekar		
Year				2022-2023 One Time		Flat/Block No.		
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				25.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						4 1 1 0 4 5		
						Remarks (If Any)		
						S.No.50 Part Rahatani Pune 01 Year 2023		
						Amount In		
						Twenty Five Rupees Only		
						Words		
						25.00		
Payment Details				SBIEPAY PAYMENT GATEWAY				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN		Ref. No.		10000502023013006300
Name of Bank				Bank Date		RBI Date		30/01/2023-16:32:38
Name of Branch				Bank-Branch		SBIEPAY PAYMENT GATEWAY		
				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. : 8808225522

संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता वसुलाच्या दस्त्यासाठी लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-	0007201908202223	30/01/2023-21:05:32	IGR022	25.00
Total Defacement Amount					25.00





**CHALLAN**  
**MTR Form Number-6**



GRN	MH005187048202223E		BARCODE			Date	19/07/2022-13:48:32		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	HVL21_HAVELI 21 JOINT SUB REGISTRAR				Full Name	Adv Chandrakant Nanekar			
Location	PUNE				Flat/Block No.	Baner			
Year	2022-2023 One Time				Premises/Building				
Account Head Details			Amount In Rs.			Road/Street	Baner		
0030072201 SEARCH FEE			750.00			Area/Locality	Pune		
						Town/City/District			
						PIN	4 1 1 0 4 5		
						Remarks (If Any)	S.No.128 Part Rahatani Pune 30Years 1992 To 2022.		
						Amount In	Seven Hundred Fifty Rupees Only		
						Words			
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	00040572022071924777		IK08UEWBT2
Cheque/DD No.					Bank Date	RBI Date	19/07/2022-01:47:37		20/07/2022
Name of Bank					Bank-Branch	STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date	201 , 20/07/2022			

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. : 9823011123

सदर चलान "वॉश ऑफ पैमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Validity unknown

Challan Defaced  
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VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.07.25  
19:42:17 +05'30'  
Reason: GFAS Secure  
Document  
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15	0002647575202223	21/07/2022-16:13:45	IGR022
Total Defacement Amount				750.00





CHALLAN  
MTR Form Number-6



GRN	MH014564214202223P	BARCODE			Date	31/01/2023-14:13:17		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					HVL15_HAVELI 15 JOINT SUB REGISTRAR		Full Name		Adv Chandrakant Nanekar	
Location					PUNE		Flat/Block No.			
Year					2022-2023 One Time		Premises/Building			
Account Head Details					Amount In Rs.		Road/Street		Baner	
0030072201 SEARCH FEE					25.00		Area/Locality		Pune	
							Town/City/District			
							PIN		4 1 1 0 4 5	
							Remarks (if Any)		S.No.128 Part Rahatani Pune 1 Year 2023	
							Amount In		Twenty Five Rupees Only	
							Words			
Payment Details					SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN		Ref. No.		10000502023013104429 9152830959839	
Cheque/DD No.					Bank Date		RBI Date		31/01/2023-14:13:49 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
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  
सदर चालन "टाक्स ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता वयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 8806225522

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15-	0007240351202223	31/01/2023-20:57:54	IGR022	25.00
Total Defacement Amount					25.00





Circular No. 28/2021

To,  
Maha RERA

"LEGAL TITLE REPORT/FORMAT A"

Subject : Title Clearance Certificate with respect to the land having area admeasuring 01 Hectare, 71.5 Ares, i.e. 17150 sq.mtrs., comprising of (1) Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, assessed at Rs. 02.12, (2) Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, assessed at Rs. 01.12, (3) Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares, assessed at Rs. 01.00, (4) an area admeasuring 00 Hectare, 28.5 Ares, out of Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares, assessed at Rs. 02.11, (5) Survey No. 50/8, totally admeasuring 00 Hectare, 30 Ares, assessed at Rs. 02.11, (6) Survey No. 128/1/2C, totally admeasuring 00 Hectare, 26 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 01.36 and (7) Survey No. 128/3, totally admeasuring 00 Hectare, 21 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 01.36, all are lying, being and situate at revenue Village – Rahatni, Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune). Hereinafter for sake of brevity and convenience individually referred to as the 'said land' and collectively referred to as the 'said lands'.



1) I have investigated the title of the said lands on the request of Mr. Roshan Kishanchand Ramnani, Partner of M/s. Legacy Life Spaces LLP, by referring the following documents i.e.:-

a) DESCRIPTION OF THE LAND:

All those pieces and parcels of the lands having area admeasuring 01 Hectare, 71.5 Ares, i.e. 17150 sq.mtrs., comprising of (1) Survey No. 50/4, totally admeasuring 00 Hectare, 36 Ares, assessed at Rs. 02.12, (2) Survey No. 50/5, totally admeasuring 00 Hectare, 15 Ares, assessed at Rs. 01.12, (3) Survey No. 50/6, totally admeasuring 00 Hectare, 15 Ares, assessed at Rs. 01.00, (4) an area admeasuring 00 Hectare, 28.5 Ares, out of Survey No. 50/7, totally admeasuring 00 Hectare, 30 Ares, assessed at Rs. 02.11, (5) Survey No. 50/8, totally admeasuring 00 Hectare, 30 Ares, assessed at Rs. 02.11, (6) Survey No. 128/1/2C, totally admeasuring 00 Hectare, 26 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 01.36 and (7) Survey No. 128/3, totally admeasuring 00 Hectare, 21 Ares (including barren land 00 Hectare, 02 Ares), assessed at Rs. 01.36, all are lying, being and situate at revenue Village – Rahatni, Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub Registrar, Haveli (Pune), which plots of land are collectively bounded as follows:-

On or towards the East : By Survey No. 128 part,

On or towards the South : By project of K. K. Anjali and 9 meter wide Road,

On or towards the West : By project of Sukhwani and property of Saileela Society,







On or towards the North : By project of Saileela and 12 meter wide D. P. Road,

b) THE DOCUMENTS OF ALLOTMENT OF PLOTS/LANDS:-

1. Copies of 7/12 extracts and Mutation Entries thereon.
2. Copy of Deed of Adoption dated 16/06/1976, which is registered at the office of Sub Registrar, Haveli No. 2 (Pune), at Sr. No. 716/1976.
3. Copy of Deed of Sale dated 01/01/1992, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune) on 04/01/1992, at Sr. No. 67/1992.
4. Copy of Deed of Release dated 03/01/1990, which is registered at the office of Sub Registrar, Haveli No. 1 (Pune), at Sr. No. 129/1990.
5. Copy of Will dated 25/08/1997,
6. Copy of Deed of Release dated 31/08/1998, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 6320/1998.
7. Copy of Deed of Release dated 08/04/2002, which is registered at the office of Sub Registrar, Haveli No. 14 (Pune) on 09/04/2002, at Sr. No. 1876/2002.
8. Copy of Deed of Release dated 15/10/2004, which is registered at the office of Sub Registrar, Haveli No. 14 (Pune), at Sr. No. 9801/2004.
9. Copy of Deed of Release dated 04/11/2004, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 05/11/2004, at Sr. No. 45/2004.
10. Copy of Deed of Release dated 07/11/2006, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8923/2006.





11. Copy of Deed of Release dated 07/11/2006, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8924/2006.
12. Copy of Deed of Release dated 07/11/2006, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8925/2006.
13. Copy of Deed of Release dated 07/11/2006, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8926/2006.
14. Copy of Deed of Partition dated 19/01/2007, which is registered at the office of Sub Registrar, Haveli No. 17 (Pune), at Sr. No. 671/2007.
15. Copy of Development Agreement dated 05/05/2021, which is registered at the office of Sub Registrar, Haveli No. 26 (Pune), at Sr. No. 6992/2021.
16. Copy of Power of Attorney dated 05/05/2021, which is registered at the office of Sub Registrar, Haveli No. 26 (Pune), at Sr. No. 6993/2021.
17. Copy of Development Agreement dated 20/08/2021, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12571/2021.
18. Copy of Power of Attorney dated 20/08/2021, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12572/2021.
19. Copy of Development Agreement dated 20/08/2021, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12574/2021.





20. Copy of Power of Attorney dated 20/08/2021, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 12575/2021.
21. Copy of Development Agreement dated 23/08/2021, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 27/08/2021, at Sr. No. 12645/2021.
22. Copy of Power of Attorney dated 23/08/2021, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune) on 27/08/2021, at Sr. No. 12646/2021.
23. Copy of Development Agreement dated 27/01/2022, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1637/2022.
24. Copy of Power of Attorney dated 27/01/2022, which is registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 1638/2022.
25. Copy of Deed of Sale dated 14/02/2022, which is registered at the office of Sub Registrar, Haveli No. 19 (Pune), at Sr. No. 2577/2022.
26. Copy of Deed of Release dated 09/05/2022, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 8382/2022.
27. Copy of Deed of Release dated 13/05/2022, which is registered at the office of Sub Registrar, Haveli No. 15 (Pune), at Sr. No. 8709/2022.
28. Copy of Deed of Correction dated 27/08/2022, which is registered in the office of the Sub Registrar, Haveli No. 25 (Pune) at Sr. No. 15958/2022.
29. Copy of Deed of Correction dated 27/08/2022, which is registered in the office of the Sub Registrar, Haveli No. 25 (Pune) at Sr. No. 15959/2022.



30. Copy of Deed of Correction dated 27/08/2022, which is registered in the office of the Sub Registrar, Haveli No. 25 (Pune) at Sr. No. 15960/2022.
  31. Copy of Deed of Sale dated 27/08/2022, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 01/09/2022, at Sr. No. 15962/2022.
  32. Copy of Power of Attorney dated 27/08/2022, which is registered at the office of Sub Registrar, Haveli No. 25 (Pune) on 01/09/2022, at Sr. No. 15963/2022.
  33. Copy of Development Agreement dated 30/08/2022, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 16356/2022.
  34. Copy of Power of Attorney dated 30/08/2022, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 16357/2022.
  35. Copy of Deed of Lease dated 19/01/2023, which is registered at the office of Sub Registrar, Haveli No. 18 (Pune), at Sr. No. 1235/2023.
  36. Copy of Deed of Sale dated 19/01/2023, which is registered at the office of Sub Registrar, Haveli No. 13 (Pune) on 24/01/2023, at Sr. No. 1565/2023.
  37. Copy of Power of Attorney dated 19/01/2023, which is registered at the office of Sub Registrar, Haveli No. 13 (Pune) on 24/01/2023, at Sr. No. 1566/2023.
- c) The 7/12 extracts issued by Talathi/from Online Portal on 02/02/2023 and the Mutation Entries bearing Nos. 447, 642, 648, 688, 784, 831, 887, 941, 991, 1008, 1155, 1156, 1415, 1529, 3025, 3201, 3787, 5103,







5510, 6847, 6955, 7307, 8339, 16066, 21107, 21167, 21168, 21496, 21886, 22478, 26882, 28203, 28820, 29630, 29705, 32319, 32549, 32621, 33466, 33518, 33723, 33730, 33747, 33827 and 34031 thereon.

d) Search Report for 30 years from 1993 till 2023.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands, I am of the opinion that the title of Mr. Shriram Baburao Kokane, Mr. Vasant Shriram Kokane, Mrs. Vaishali Vasant Kokane, Ms. Sneha Vasant Kokane, Mr. Prem Vasant Kokane, Mrs. Dipika Ankush Landge (before marriage : Ms. Dipika Prem Kokane), Mr. Rajesh Shriram Kokane, Mrs. Seema Rajesh Kokane, Mrs. Kunal Rajesh Kokane, Mr. Prafulla Bharat Kokane, Smt. Shanta Bharat Kokane, Mrs. Aparna Nikhil Kaspate, Mr. Sanjay Yashwant Kokane, Mrs. Ratnamala Sanjay Kokane, Ms. Apurva Sanjay Kokane, Mas. Atharva Sanjay Kokane, Mr. Sharad Yashwant Kokane, Mrs. Samindra Sharad Kokane, Mr. Prashant Sharad Kokane, Mr. Pravin alias Ulhas Sharad Kokane, Mrs. Suvarna Kiran Wakhare (before marriage : Ms. Suvarna Sharad Kokane), Mr. Balasaheb Dhondiba Kokane, Mrs. Sangita Balasaheb Kokane, Mr. Ganesh Balasaheb Kokane, Mrs. Snehal Ganesh Kokane, Mrs. Sarika Amit Waje (before marriage : Ms. Sarika Balasaheb Kokane), Mrs. Shraddha Avdhoot Sawant (before marriage : Ms. Shraddha Balasaheb Kokane) and M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani with respect to their respective lands are clear, marketable and without any encumbrances.



a) Owners of the lands are:

Mr. Shriram Baburao Kokane, Mr. Vasant Shriram Kokane, Mrs. Vaishali Vasant Kokane, Ms. Sneha Vasant Kokane, Mr. Prem Vasant Kokane, Mrs. Dipika Ankush Landge (before marriage : Ms. Dipika Prem Kokane), Mr. Rajesh Shriram Kokane, Mrs. Seema Rajesh Kokane, Mrs. Kunal Rajesh Kokane, Mr. Prafulla Bharat Kokane, Smt. Shanta Bharat Kokane, Mrs. Aparna Nikhil Kaspate, Mr. Sanjay Yashwant Kokane, Mrs. Ratnamala Sanjay Kokane, Ms. Apurva Sanjay Kokane, Mas. Atharva Sanjay Kokane, Mr. Sharad Yashwant Kokane, Mrs. Samindra Sharad Kokane, Mr. Prashant Sharad Kokane, Mr. Pravin alias Ulhas Sharad Kokane, Mrs. Suvarna Kiran Wakhare (before marriage : Ms. Suvarna Sharad Kokane), Mr. Balasaheb Dhondiba Kokane, Mrs. Sangita Balasaheb Kokane, Mr. Ganesh Balasaheb Kokane, Mrs. Snehal Ganesh Kokane, Mrs. Sarika Amit Waje (before marriage : Ms. Sarika Balasaheb Kokane), Mrs. Shraddha Avdhoot Sawant (before marriage : Ms. Shraddha Balasaheb Kokane) and M/s. Legacy Life Spaces LLP, through its Partner, Mr. Roshan Kishanchand Ramnani.

Developer of the lands are:

M/s. Legacy Life Spaces LLP has got valid right to develop the said lands.

b) Qualifying comments/remarks if any -NA-.





3) The Report reflecting the flow of the title of M/s. Legacy Life Spaces LLP on the said lands is enclosed herewith as annexure.

Pune,

Dated : 02/02/2023,



Chandrakant Nanekar,  
Advocate.

Encl.: Annexure.

Housiey.com



FLOW OF TITLE OF THE SAID LAND:-

A. With respect to the lands bearing Survey Nos. 50/4, 50/5, 50/6 and 50/7:-

(Hereinafter collectively referred to as the 'larger lands') )

1. On perusal of revenue records it reveals that the larger lands were previously standing in the names of Mr. Babu/Baburao Hari Kokane.
2. The said Mr. Babu/Baburao Hari Kokane expired on 12/07/1964 leaving behind him 5 sons namely Mr. Dhondiba Babu Kokane, Mr. Yasu Babu Kokane, Mr. Hanumant Babu Kokane, Mr. Balwant Babu Kokane and Mr. Shriram Babu Kokane, a daughter namely Mrs. Babubai Dagdu Gawade and a widow namely Smt. Shantabai Baburao Kokane as his legal heirs. Accordingly the name of Mr. Dhondiba Babu Kokane has been recorded to the record of rights of the larger lands as a Manager of Hindu Undivided Family, vide Mutation Entry No. 887.
3. The partition in respect of the said lands along with their other lands has been taken place amongst Mr. Dhondiba Babu Kokane and others. As per the sad partition, the said lands have been allotted to the shares of Mr. Dhondiba Babu Kokane, Mr. Yasu alias Yashwant Babu Kokane, Mr. Balwant alias Baliram Babu Kokane and Mr. Shriram Babu Kokane as owners thereof. Effect of the same has been given to the record of rights of the larger lands vide Mutation Entry No. 991.





4. In accordance with the Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1955, the properties coming under village Rahatni have been converted into metric system. Pursuant to the same effect has been given to the record of rights of the said lands vide Mutation Entry No. 1008.
5. The said Mr. Dhondiba Baburao Kokane created charge upon the lands bearing Survey Nos. 50/4, 50/6 and 50/7 by executing Ekrar of an amount of Rs. 11,000/- on 20/12/1979 in favor of Pavana Vividh Karyakari Sahakari Seva Society Limited. Accordingly the charge of said Society has been recorded in the column of other rights of the larger land vide Mutation Entry No. 1415.
6. The said Mr. Shriram Babu Kokane created charge upon the lands bearing Survey Nos. 50/4, 50/6 and 50/7 by executing Mortgage of an amount of Rs. 1,02,700/- on 13/01/1981 in favor of The Maharashtra State Co-operative Land Development Bank Limited. Accordingly the charge of said Bank has been recorded in the column of other rights of the larger lands vide Mutation Entry No. 1529.
7. The said Mr. Yashwant Babu Kokane expired on 28/03/1983 leaving behind him 3 sons namely Mr. Sharad Yashwant Kokane, Mr. Bharat Yashwant Kokane and Mr. Sanjay Yashwant Kokane, a daughter namely Mrs. Alka Chandrashekar Shedage and a widow namely Smt. Sakhubai Yashwnat Kokane as his legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the larger lands vide Mutation Entry No. 3201.



8. That the said Mr. Shriram Baburao Kokane repaid the entire amount of loan obtained from the The Maharashtra State Co-operative Land Development Bank Limited, therefore the encumbrance of said bank has been removed from the column of other rights of the said lands vide Mutation Entry No. 5103.
9. Vide Notification bearing No. 24/29 dated 12/01/1989 issued by Collector, Pune, the loan availed by Mr. Dhondiba Baburao Kokane and others have been waived and therefore the remark of encumbrance of the said loan mentioned in the column of other rights of the larger lands have been removed vide Mutation Entry No. 5510.
10. By Order bearing No. RTS/REV No. 135/92 passed by Assistant Collector, Haveli Sub Division, Pune, the name of Mrs. Alka Chandrashekhar Shedge has been shifted to column of ownership from the column of other rights of the larger lands. Effects of the same have been given to the 7/12 extracts of the larger lands vide Mutation Entry No. 7307.
11. By virtue of Deed of Release dated 31/08/1998, the said Smt. Babubai Dagdu Gawde relinquished all her rights, title and/or interest in the larger lands unto and in favor of Mr. Dhondiba Baburao Kokane, Mr. Hanumant Baburao Kokane, Mr. Baliram Baburao Kokane, Mr. Shriram Baburao Kokane, Mr. Sharad Yashwant Kokane, Mr. Bharat Yashwant Kokane, Mr. Sanjay Yashwant Kokane. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 5 (Pune), at Sr. No. 6320/1998.







12. The said Mr. Shriram Baburao Kokane, Mrs. Pratibha Vijay Gogawale, Mrs. Sunita Dhondiba Landge and Mrs. Vimal Shriram Kokane executed Deed of Release dated 07/11/2006 unto and in favor of Mr. Vasant Shriram Kokane and Mr. Rajesh Shriram Kokane. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8923/2006. Effect of the same has been given to the record of rights of the larger lands vide Mutation Entry No. 33827.
13. The said Mr. Baliram Baburao Kokane, Mrs. Parvatibai Raghunath Walhekar, Mrs. Nalinibai Mahadev Bhoir, Mrs. Ujwala Bharat Jadhav, Mr. Subhash Bhivaji Vinode, Mr. Sanjay Subhash Vinode, Mr. Rahul Subhash Vinode and Mrs. Bhagubai Baliram Kokane executed Deed of Release dated 07/11/2006 unto and in favor of Mr. Magan Baliram Kokane, Mr. Dnyaneshwar Baliram Kokane and Mr. Ramakant Baliram Kokane. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8924/2006. Effect of the same has been given to the record of rights of the larger lands vide Mutation Entry No. 21168.
14. By virtue of Deed of Release dated 07/11/2006, the said Mrs. Alka Chandrashekar Shedge relinquished all her rights, title and/or interest in the larger lands unto and in favor of Mr. Sharad Yashwant Kokane, Mr. Bharat Yashwant Kokane and Mr. Sanjay Yashwant Kokane. The said Deed of Release has been registered at the office of Sub



Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8925/2006. Effect of the same has been given to the record of rights of the larger lands vide Mutation Entry Nos. 21107 and 32319.

15. By virtue of Deed of Release dated 07/11/2006 the said Mr. Dhondiba Baburao Kokane, Mr. Savitrabai Dnyanoba Kate, Mrs. Lankabai Nivrutti Dabhade, Mrs. Asha Bandu Gawde, Mrs. Kashibai Satu Nakhate, Mrs. Bebi Vilas Vidhate and Smt. Shantabai Dhondiba Kokane relinquished all their rights, title and/or interest in respect of the larger lands unto and in favor of Mr. Balasaheb Dhondiba Kokane. The said Deed of Release has been registered at the office of Sub Registrar, Haveli No. 17 (Pune) on 08/11/2006, at Sr. No. 8926/2006. Effect of the same has been given to the record of rights of the larger lands vide Mutation Entry No. 21167.
16. The said Smt. Sakhubai Yashwant Kokane expired on 27/06/1999 leaving behind her 3 sons namely Mr. Sharad Yashwant Kokane, Mr. Sanjay Yashwant Kokane and Mr. Bharat Yashwant Kokane and a daughter namely Mrs. Alka Chandrashekar Shedage as her legal heirs. Accordingly the names of said legal heirs have been recorded to the record of rights of the larger lands vide Mutation Entry No. 21496.
17. The said Mr. Bharat Yashwant Kokane expired on 04/09/2014 leaving behind him a son namely Mr. Praful Bharat Kokane, a daughter namely Mrs. Aparna Nikhil Kaspate and a widow namely Smt. Shanta Bharat Kokane as his legal heirs. Accordingly the names of said legal

