



CHALLAN
MTR Form Number-6

GRN	MH008280628201718E	BARCODE			Date	14/12/2017-17:48:44	Form ID				
Department Inspector General Of Registration			Payer Details								
Search Fee			TAX ID (If Any)								
Type of Payment Other Items			PAN No.(If Applicable)								
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Advocate Chandrakant Nanekar						
Location PUNE											
Year 2017-2018 One Time			Flat/Block No.		Survey No. 50 Part						
Account Head Details			Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street	Rahatani						
				Area/Locality	Pune						
				Town/City/District							
				PIN	4	1	1	0	1	7	
				Remarks (If Any)							
				Search Fee of 30 Years i.e. 1988 to 2017							
₹750.00				Amount In	Seven Hundred Fifty Rupees Only						
Total DEFACED			750.00	Words							
Payment Details CORPORATION BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	03602302017121400888	RS14122017220051				
Cheque/DD No.				Bank Date	RBI Date	14/12/2017-17:50:13	15/12/2017				
Name of Bank				Bank-Branch		CORPORATION BANK					
Name of Branch				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
सर्व चलन टाक्या और वेंडर मध्ये नव्युद कालागाडावरील टाक्या आहे. कुठार कारणांकाकी विच्या गोदापांी न कायदवाद्या दर्शवावारी लागू नाही.

Validity unknown

Digitally signed by -
VIRTUAL TREASURY
NUMBER: 01
Date: 2017-12-21
17:43:51 IST

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



CHALLAN
MTR Form Number-6



GRN	MH010771966201819E	BARCODE			Date	18/01/2019-12:37:51	Form ID			
Department Inspector General Of Registration			Payer Details							
Search Fee			TAX ID (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									
Year	2018-2019 One Time		Flat/Block No.		Baner					
Account Head Details			Amount In Rs.	Premises/Building						
0030072201 SEARCH FEE			50.00	Road/Street	Baner					
				Area/Locality	Pune					
				Town/City/District						
				PIN	4	1	1	0	4	5
				Remarks (If Any)						
				Rahatani S.No. 50 Part Pune 2 Years 2018 to 2019						
				Amount In	Fifty Rupees Only					
			50.00	Words						
Payment Details			STATE BANK OF INDIA							
			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	00040572019011867759	IK00WVLGK8				
Cheque/DD No.			Bank Date	RBI Date	18/01/2019-12:39:12	19/01/2019				
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		19 , 19/01/2019					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
काहर चलान 'यापा ऑफ एमेंट' नाऱ्ये लंगुद कारणासाठी लागू 300 - काहर कारणासाठी किंवा नोंदवणी न करण्याच्या दस्तऐवजी लागू नाही.

Mobile No. : 9623011123

Validity unknown

Challan Defaced Date

Digitaly signed by D.O.S
VIRTUAL TREASURER
MUMBAI 02
Date: 20/01/2019
10:39:32:131

Sr. No.	Reason / Nature Document Location: India	Defacement No.	Defacement Date	Userid	Defacement Amount
1	IS-HVL15	0005988506201819	19/01/2019-15:14:25	IGR022	50.00
Total Defacement Amount					50.00



CHALLAN
MTR Form Number-6



GRN	MH011265111201920E	BARCODE			Date	27/01/2020-15:07:35	Form ID				
Department Inspector General Of Registration			Payer Details								
Search Fee			TAX ID (If Any)								
Type of Payment Other Items			PAN No.(If Applicable)								
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Advocate Chandrakant Nanekar						
Location PUNE											
Year 2019-2020 One Time			Flat/Block No.								
Account Head Details			Premises/Building								
0030072201 SEARCH FEE			25.00	Road/Street	Baner						
				Area/Locality	Pune						
				Town/City/District							
				PIN	4	1	1	0	4	5	
				Remarks (If Any)							
				Survey No. 50 part Rahalani Puno. Search Fee of 1 Year i.e. 2020							
 ₹25.00				Amount In	Twenty Five Rupees Only						
 25.00				Words							
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	00040572020012735541	CKM0318058					
Cheque/DD No.			Bank Date	RBI Date	27/01/2020-03:08:36	28/01/2020					
Name of Bank			Bank-Branch		STATE BANK OF INDIA						
Name of Branch			Scroll No. , Date		28 , 28/01/2020						

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 चलन "वृक्ष औंक पैमेंट" नावे नगृद कारणात्यावृत्त लागू आहे. इतर कारणात्यावृत्त किंवा लोदणी न करावयाच्या दस्तावती लागू नाही.

Validity unknown

Digital signed by
VIRTUAL TREASURY
MUMBAI 02
Date: 2020-01-30
12:14:18 IST

Sr. No.	Ref/Item/Secure Document	Defacement No.	Defacement Date	Userid	Defacement Amount
1	iS-HVL15-Location: India	0005880528201920	30/01/2020-10:27:15	IGR022	25.00
Total Defacement Amount					25.00



CHALLAN
MTR Form Number-6



GRN	MH005186699202223E	BARCODE			Date	19/07/2022-13:43:46	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							
Year 2022-2023 One Time			Flat/Block No.		Baner		
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			50.00		Road/Street		Baner
					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.		
₹50.00					Amount In Fifty Rupees Only		
Total			50.00		Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572022071924000	IKOBUEVUY6	
Cheque/DD No.			Bank Date	RBI Date	19/07/2022-01:44:28	20/07/2022	
Name of Bank			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
 यस चलन "राहग ऑफ पेंग्ट" लाये नवय कारणात्याची लागु आहे. इतर कारणात्याची किंवा नोंदवणी न कायलवाचा वाचावाची लागु नाही.

Validity unknown

Challan Defaced By :
 Digital signed By :
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2022-07-25
 10-38140-181

Sr. No.	Role/Defacement Reason	Defacement No.	Defacement Date	User Id	Defacement Amount
1	IS-HVL15-Document Location: India	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			Payer Details											
Search Fee			TAX ID / TAN (If Any)											
Type of Payment Other Items			PAN No.(If Applicable)											
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Adv Chandrakant Nanekar									
Location PUNE														
Year 2022-2023 One Time			Flat/Block No.											
Account Head Details					Premises/Building									
0030072201 SEARCH FEE			Amount In Rs.	25.00	Road/Street	Baner								
					Area/Locality	Pune								
					Town/City/District									
					PIN	4	1	1	0	4	5			
					Remarks (If Any)									
					S.No.50 Part Rahatani Pune 01 Year 2023									
 ₹25.00					Amount In	Twenty Five Rupees Only								
 Total 25.00					Words									
Payment Details			SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK									
Cheque/DD Details				Bank CIN	Ref. No.	10000502023013006300	7195398722015							
Cheque/DD No.				Bank Date	RBI Date	30/01/2023-16:32:38	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
चलान "ट्रायप आणि मैट" नाऱ्ये नगृद कारणात्ताळीच लागू आहे. काही कारणात्ताळी किंवा शोदणी न काहवताऱ्या दस्तावेजी 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	19/07/2022-13:46:32	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											
Year 2022-2023 One Time			Flat/Block No.		Baner						
Account Head Details			Premises/Building								
0030072201 SEARCH FEE			Road/Street		Baner						
			Area/Locality		Pune						
			Town/City/District								
			PIN		4	1	1	0	4	5	
			Remarks (If Any)								
			S.No.128 Part Rahatani Pune 30 Years 1982 To 2022.								
₹750.00			Amount In		Seven Hundred Fifty Rupees Only						
Total DEFACED			Words								
750.00											
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	00040572022071924777	IK0BUEWBT2				
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
संसद चलन लेख प्रौद्योगिकी नाये नगर कारणात्यावै लागू आहे. सुधार कारणासाठी किंवा नोंदापी न करावयाच्या दस्तावाटी लागू नाही.

Mobile No. : 9823011123

Validity unknown

Digital signed by : 03
VIRTUAL TREASURER
NUMBER 03
Date: 21/07/2022 10:42:17 IST

Sr. No.	Reason	IGRAS Secure Document	Defacement No.	Defacement Date	Userid	Defacement Amount
1	iS-HVL15	Location: India	0002647575202223	21/07/2022-16:13:45	IGR022	750.00
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			Payer Details								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment Other Items			PAN No.(If Applicable)								
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name		Adv Chandrakant Nanekar						
Location PUNE											
Year 2022-2023 One Time			Flat/Block No.								
Account Head Details					Premises/Building						
0030072201 SEARCH FEE			25.00	Road/Street		Baner					
				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							
 ₹25.00				Amount In		Twenty Five Rupees Only					
Total			25.00	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
 सर्व चलां 'राज्य ऑफ पेंट' नावे नव्या कारणाचारी लागू आहे. इतर कारणाचारी किंवा नोंदवी न करावयाच्या दस्तावेजी लागू नाही.

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, Mrs. 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, Ms. 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 Naanekar,
Advocate.

Encl.: Annexure.

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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 said 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-oparative 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 Chandrashekhar 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. Shiram Baburao Kokane, Mrs. Pratibha Vijay Gogawale, Mrs. Sunita Dhondiba Landge and Mrs. Vimal Shiram Kokane executed Deed of Release dated 07/11/2006 unto and in favor of Mr. Vasant Shiram Kokane and Mr. Rajesh Shiram 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 Chandrashekhar 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. Savitrbai 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 Chandrashekhar 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

