

SEARCH - REPORT

My clients **KAKADE ASSOCIATES UNIT VI**, a partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its place of business B-2, 207, Gera Gardens, II Floor, Near St. Mira's College, Koregaon Park, Pune 411 001, through its partner & duly authorized person **Mr. VILAS THANMAL PALRESHA**, residing at – 'Ujwal Villa', Neelanjali Society, Kalyani Nagar, Yerawada, Pune 411 006, has instructed me to issue the search report, in respect of the land admeasuring area of **03 Hec. 54 Are**, out of the total area of 06 Hec. 82 Are (being assessed at Rs. 06 – 25 Paisa), of the land bearing **Gat Number 81** (former revenue Survey No. 23), lying & situate at Revenue Village **KATVI**, Taluka Maval, District Pune, more particularly described hereinafter.

Further my aforementioned client also supplied me the relevant papers and documents for the purpose and also given the oral instructions regarding the said land property, and relying on the same, I am giving this search report in respect of the aforementioned land property.

In the present search I have commented on the papers, documents, relevant government orders, irrespective of having any responsibility towards the authenticity of the same.

For the purpose of this search report & title certificate, my aforesaid clients have supplied me the following papers & documents :-

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- 1) 7/12 extracts of the said land from the year 1954 to 2012.
 - 2) **Mutation Entries Nos.** – Before Consolidation Scheme – 93, 228, 253, 333, 343, 368, 371, 415, 420, 434, 447, 462, After Consolidation Scheme – 1, 3, 44, 54, 62, 66, 94, 96, 101, 102, 163, 218, 228, 419, 471, 473, 648, 760, 761, 765, 766, 914, 916, 930, 1087, 1224, 1266, 1391
 - 3) Consolidation Scheme Extract.
 - 4) Copy of Zone Certificate dated 30/07/2012, bearing No. 9868.
 - 4-a) Copy of Measurement Demarcation Map bearing M. R. No. 8294/2010, dt. 11/05/2010
 - 5) Copy of Measurement Demarcation Map M. R. No. 198 dt. 16/09/2000 (prepared for land acquisition).

6) Copy of Public Notice published in ---

(1) Daily Prabhat dt. 15/09/2012, published by Adv. Y. G. Walimbe.

7) Copies of Orders/Judgments ---

- (1) Copy of order passed in Complain Case No. 216/2002 dt. 23/12/2002.
- (2) Copy of ULC order passed in ULC Case No. 374-CH + 375-CH +376-CH +377 CH, dt. 28/08/1995.
- (3) Copy of Letter issued by ULC Office bearing No. 2317, dt. 28/08/2012.
- (4) Copy of order passed by Assistant Registrar, Co-Operative, Vadgaon Maval, bearing Outward No. 144, dt. 10/06/2010.
- (5) Copy Society Registration Certificates (3).
- (6) Letter of MIDC, bearing No. 751/2009, dt. 05/05/2009.
- (7) Copy of Certificate of Registration of Partnership Firm, dt. 02/05/2008.
- (8) Copy of Certificate of Tahasildar, Maval, (along with Panchanamas), dt. 30/03/2012.

8) Deeds & Documents as follows ---

- (1) Copy of Sale Deed, dt. 14/5/1970 -- Regd. No. 902/1970.
 - (2) Copy of Agreement to sale, dt. 10/01/1986, -- Regd. No. 87/1986.
 - (3) Copy of Agreement to sale, dt. 10/01/1986, -- Regd. No. 88/1986.
 - (4) Copy of Agreement to sale, dt. 10/01/1986, -- Regd. No. 89/1986.
 - (5) Copy of Sale Deed --- Regd. No. 1283/1999.
 - (6) Copy of Sale Deed --- Regd. No. 2963/2001.
 - (7) Copy of Sale Deed --- Regd. No. 2964/2001.
 - (8) Copy of Sale Deed --- Regd. No. 2965/2001.
 - (9) Copy of Release Deed --- Regd. No. 3762/2010.
 - (10) Copy of Development Agreement --- Regd. No. 1049/2011.
 - (11) Copy of Power of Attorney --- Regd. No. 4/1050/2011.
 - (12) Copy of Confirmation Deed --- Regd. No. 7198/2012.
 - (13) Copy of Confirmation Deed --- Regd. No. 7199/2012.
 - (14) Copy of Confirmation Deed --- Regd. No. 7200/2012.
 - (15) Copy of Confirmation Deed --- Regd. No. 7201/2012.
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(A) DESCRIPTION OF THE ENTIRE LAND BEARING GAT NO. 81, VILLAGE KATVI :-

All that piece and parcel of the land, bearing **Gat No. 81**, (former revenue Survey No. 23 before consolidation scheme), admeasuring total area of **06 Hector 82 Are**, being assessed at Rs. 06 - 25 Paisa, lying and situated at Revenue Village **KATVI**, Taluka Maval, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Vadgaon Maval, and within the local limits of Gram Panchayat Katvi, Taluka Panchayat Committee Maval & Zilla Parishad Pune, and bounded as follows:

On or towards East	:	By Gat No. 71, Village Katvi.
On or towards South	:	By Gat No. 72, Village Katvi.
On or towards West	:	By Gat No. 78, 79, 80, 81 (part) Village Katvi.
On or towards North	:	By Gat No. 83, Village Katvi.

[An area of 06 Hec. 82 Are, of Gat No. 81, village Katvi, as described hereinabove shall be hereinafter in this report, for the sake of convenience and brevity called to or referred to as "**THE LARGER LAND**")

(B) DESCRIPTION OF THE LAND FROM THE AFOREMENTIONED 'LARGER LAND' WHICH IS THE SUBJECT MATTER OF THIS SEARCH REPORT :-

All that piece and parcel of the land, admeasuring an area of **05 Hector 46 Are**, from the aforementioned 'The Larger Land' bearing **Gat No. 81**, (S. No. 23 before consolidation scheme) and bounded as follows:

On or towards East	:	By Gat No. 71, Village Katvi.
On or towards South	:	By Gat No. 72, Village Katvi.
On or towards West	:	By area reserved for MIDC road & beyond that area of Gat No. 81 (part) owned by Jitendra M. More & others.
On or towards North	:	By area reserved for Petrol Line of H. P & beyond that remaining area of Gat No. 81, Village Katvi, owned by Poornand Society.

[An area of **03 Hec. 54 Are**, from Gat S. No. 81, Village Katvi, as described hereinabove is the subject matter of this report & hereinafter for the sake of brevity & convenience, shall be called to or referred to as "**THE SAID LAND**")

A) My observations are given as follows : ----

1) On or before the year 1930-31, the land bearing revenue Survey No. 23, lying & situate at Revenue Village Katvi, Tal. Maval, Dist Pune, admeasuring area (as per old measurement system) of 16 Acres 34 Gunthas (inclusive of Pot-Kharab of 01 Acre 27 Gunthas) (in short "the larger land"), being assessed at 06 Rupee 04 Annas - 00 Pai, was owned by two persons namely Mr. Anaji Raghu & Mr. Narayan Narsu.

2) The aforesaid two land owners Mr. Anaji Raghu & Mr. Narayan Narsu, sold, transferred & conveyed 'the said larger land', i.e. S. No. 23, to one Mr. Moru Sakharam Chavan vide a registered sale deed. And vide Mutation Entry bearing No. 93, dated 16/06/1930 & which was duly certified by Tenancy Aval Karkun on 16/08/1930, the name of said Mr. Moru Sakharam Chavan, came to be entered on the record of rights & 7/12 extracts of 'the said larger two land'.

In pursuance of the aforementioned purchase transaction, Mr. Moru Sakharam Chavan, became the owner of 'the said larger land', i.e. S. No. 23, Village Katvi.

3) Said land owner Mr. Moru Sakharam Chavan, died intestate on 23/09/1953, and was survived by six real surviving sons namely Mr. Sakharam Moru Chavan, Maruti Moru Chavan, Nana Moru Chavan, Dagadu Moru Chavan, Mahadu Moru Chavan, and Late Tulshiram More Chavan, - since dead through his minor son Master Krishna Tulshiram Chavan - having legal minor guardian uncle Mr. Nana Moru Chavan.

This heirship entry was made in the Heirship Register, maintained at the village office and in pursuance of the Mutation Entry dated 04/12/1953, bearing No. 228 & after the certification of the same, on 15/05/1954, by Mamledar Maval, the names of aforesaid four surviving sons of Late Moru Sakharam Chavan alongwith son of a deceased son Tulshiram M. Chavan, came to be entered on the record of rights for 'the said larger land, i.e. S. No. 23, Village Katvi, Tal. Maval, Dist. Pune.

4) Out of the aforesaid legal heirs of Late Moru Sakharam Chavan, his one son namely Mr. Maruti Moru Chavan, died intestate on 26/05/1956, and was survived by only (then) minor son Master Raghunath Maruti Chavan through his natural legal guardian mother Smt. Thakubai Maruti Chavan.

This heirship entry was made in the Heirship Register, maintained at the village office and in pursuance of the Mutation Entry dated 02/07/1956, bearing No. 253 & after the certification of the same, by Tenancy Aval Karkun, the name of aforesaid sole heir of Late Maruti Moru Chavan, (then) minor son Master Raghunath Maruti Chavan through his natural legal guardian mother Smt. Thakubai Maruti Chavan, came to be entered on the record of rights for 'the said larger land, i.e. S. No. 23, Village Katvi, Tal. Maval, Dist. Pune.

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5) As a charge of 'Crop Loan' ('Tagai Boja') was appearing on the record of rights & 7/12 extract of 'the said larger land', one of the land owners, Mr. Nana Moru Chavan repaid the said crop loan and in pursuance of the order of Mamlatdar Maval dated 18/03/1964, bearing No. 'Tagai - S. R. 261, and further a Mutation Entry dated 19/03/1964, bearing No. 333, the said charge of 'Crop Loan' ('Tagai Boja') was removed and/or deleted from the record of rights & 7/12 extract of 'the said larger land' i.e. S. No. 23, Village Katvi.

6) As one of the land owners, Mr. Dagadu Moru Chavan, for the purchase of buffalo, availed a loan in the form of Tagai, from the Development Scheme and hence in pursuance of the order of Block Development Officer, bearing No. 'Tagai - No. 2, and pursuant to a Mutation Entry dated 01/10/1964, bearing No. 343, the said charge of ('Tagai') was kept on the record of rights & 7/12 extract of 'the said larger land' i.e. S. No. 23, Village Katvi.

7) Out of the land owners of 'the said larger land', Mr. Dagadu Moru Chavan, died intestate on 19/03/1965, and was survived by a widow namely Smt. Narmadabai Dagadu Chavan, four sons namely Mr. Datta Dagadu Chavan, Mr. Ananta Dagadu Chavan, Mr. Nivarutti Dagadu Chavan, & Mr. Namdev Dagadu Chavan, so also by two married daughters namely Mrs. Tanhubai Bapu Hulawale, Mrs. Anjanabai Suresh Kalokhe and a (then) unmarried daughter Kumari Baidabai Dagadu Chavan.

This heirship entry was made in the Heirship Register, maintained at the village office and in pursuance of the Mutation Entry dated 18/03/1967, bearing No. 368 & after the certification of the same, by concerned Revenue Officer, the name of the eldest son Dattu Dagadu Chavan, as a Manager of his H. U. F., came to be entered on the record of rights for 'the said larger land, i.e. S. No. 23, Village Katvi, Tal. Maval, Dist. Pune.

8) Out of the land owners of 'the said larger land', Mr. Krishna Tulshiram Chavan, died intestate at village on 05/10/1966, however the deceased was not having any legal heir of Schedule I as per Hindu Succession Act 1956 (i.e. mother, son, daughter, wife), and was survived by his uncles i.e. Mr. Sakharam Moru Chavan, Nana Moru Chavan, Dattu Dagadu Chavan, Mahadu Moru Chavan, Raghunath Maruti Chavan.

This heirship entry was made at Sr. No. 1, in the Heirship Register, maintained at the village office at Sr. No. 1, and in pursuance of the Mutation Entry dated 15/06/1967, bearing No. 371 & after the certification of the same, by concerned Revenue Officer, the names of the deceased was deleted from the record of rights by continuing the names of other co-owners, of 'the said larger land, i.e. S. No. 23, Village Katvi, Tal. Maval, Dist. Pune.

9) In pursuance of the Weights & Measurements Act 1956 and Indian Coinage Act 1955, the Metric System was implemented to the entire Katvi Village and accordingly the area of said S. No. 23 of Village Katvi, i.e. 16 Acre 34 Gunthas, as per Metric conversion was converted into **06 Hector 82 Ares** (inclusive of Pot-Kharaba of 00 Hec. 68 Are), and the revenue assessment was converted into Rs. 06 - 25 Paisa from the previous assessment of Rs. 06 - 04 Anne—00 Pai. This has been given effect vide Mutation Entry bearing No. 415, dated 18/12/1970.

It is pertinent to note that, while effecting the above said Mutation Entry and while converting the area of the said large land, into Metric System, an "Anewari" also came to be recorded on the 7/12 extracts as follows : -

1) Mr. Sakharam Moru Chavan	03 Anne 03 Pai	20.31 %
2) Mr. Raghunath Maruti Chavan	03 Anne 02 Pai	19.79 %
3) Mr. Nana Moru Chavan	03 Anne 03 Pai	20.31 %
4) Mr. Dagadu Moru Chavan	03 Anne 02 Pai	19.79 %
5) Mr. Mahadu Moru Chavan	03 Anne 02 Pai	19.79 %
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	16 Anne	99.99.9
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10) One of the land owners Mr. Mahadu Moru Chavan, vide a Deed of Conveyance dated 14/05/1970, sold & transferred, his 3 Anne 2 Pai, i.e. 19.79 % share to one Smt. Laxmibai Narayan Khandge, from 'the said larger land' i.e. S. No. 23, Village Katvi. The said sale deed is registered at Sr. No. 902/1970.

This sale-purchase transaction had been given effect to the village & revenue record vide Mutation Entry dated 18/12/1970, bearing No. 420 & which was duly certified by Circle Inspector and in pursuance of the same, the name of the aforesaid purchaser Smt. Laxmibai Narayan Khandge, was entered on the record of rights for 'the said larger land', S. No. 23, Village Katvi, for the purchased share.

11) Out of the land owners of 'the said larger land', Mr. Sakharam Moru Chavan, died intestate at village on 06/09/1975, and was survived by only son Mr. Haribhau Sakharam Chavan & two married daughters Mrs. Parvatibai Mahadev Jambhulkar & Mrs. Sarubai Damu Murhe.

This heirship entry was made in the Heirship Register, maintained at the village office, and in pursuance of the Mutation Entry dated 20/05/1976, bearing No. 462 & after the certification of the same, by concerned Revenue Officer, the name of Mr. Haribhau Sakharam Chavan was entered on the 'owner-occupier' column of 7/12 extract & the names of Mrs. Parvatibai Mahadev Jambhulkar & Mrs. Sarubai Damu Murhe, were entered on 'other-rights' column of 'the said larger land, i.e. S. No. 23, Village Katvi, Tal. Maval, Dist. Pune.

12) In pursuance of the order of Deputy Director Land Records, Pune Region Pune bearing No. AKK - 513 (Pune) dated 22/03/1977, which was published on Page No. 1865 in the Gazette of Govt. of Maharashtra, Part 1, dated 05/05/1977, a Consolidation Scheme for the Katvi Village was approved and which came into effect from 31/03/1977, all the lands in the revenue village Katvi, Tal. Maval, Dist. Pune, were subjected for the said Consolidation Scheme, under the provisions of Bombay Prevention of Fragmentation & Consolidation of Holdings Act.

The effect of this order had been given to the Village record by Mutation Entry bearing No. 1, dated 07/11/1977. In pursuance of the said Consolidation Scheme the land of the holders were consolidated and were converted into Block (Gat), resulting the said S. No. 23, converted into Block No. 81 (Gat No. 81).

While imposing the said Consolidation Scheme & in pursuance of aforesaid Mutation Entry No. 1, a restriction on alienation of the said lands in Village Khandala, which were included in the said Scheme were put & a remark "no alienation or sub-division is allowed without the prior permission of the Collector" was put in 'Other Rights' column of the 7/12 extracts of all the lands including said land Gat No. 81 (previous S. No. 23).

13) Out of the land owners of 'the said larger land', Mr. Nana Moru Chavan, died intestate at village on 25/01/1978, and was survived by a widow Smt. Bhimabai Nana Chavan, two sons Mr. Vasant Nana Chavan, Mr. Bharat Nana Chavan, & one married daughter Mrs. Hirabai Dnyaneshwar Mhalaskar & three (then) unmarried minor daughters Kumari Alaka Nana Chavan, Lata Nana Chavan, & Sulbha Nana Chavan, all the three through their natural legal guardian elder brother Mr. Vasant Nana Chavan.

This heirship entry was made in the Heirship Register, maintained at the village office, and in pursuance of the Mutation Entry dated 03/05/1978, bearing No. 3 & after the certification of the same, by concerned Revenue Officer, the name of Mr. Vasant Chavan was entered on the 'owner-occupier' column of 7/12 extract, in the capacity of Manager of his H. U. F. & the name of Mrs. Hirabai Dnyaneshwar Mhalaskar, were entered on 'other-rights' column of 'the said larger land, i.e. Gat No. 81, Village Katvi, Tal. Maval, Dist. Pune.

14) Likewise, out of the land owners of 'the said larger land', Mr. Raghunath Maruti Chavan, died intestate at village on 07/07/1983, and was survived by a widow Smt. Shantabai Raghunath Chavan, two (then) minor sons Master Somnath Raghunath Chavan & Master Navnath Raghunath Chavan, & two (then) unmarried minor daughters Kumari Aruna Raghunath Chavan & Lalita Raghunath Chavan - through their natural legal guardian mother Smt. Shantabai Raghunath Chavan.

This heirship entry was made in the Heirship Register, maintained at the village office, and in pursuance of the Mutation Entry dated 30/08/1984, bearing No. 54 & after the certification of the same, by Circle Inspector, Vadgaon on 08/10/1984, the names of Master Somnath Raghunath Chavan & Master Navnath Raghunath Chavan - through their natural legal guardian mother Smt. Shantabai Raghunath Chavan, were entered on the 'owner-occupier' column of 7/12 extract, of 'the said land, i.e. Gat No. 81, Village Katvi, Tal. Maval, Dist. Pune.

15) In the year 1987, pursuant to the publication of Govt. Gazette so also pursuant to the provisions of Section (1) of the Bombay-Pune, Minerals & Pipe Line Land Usage Rules 1962, a Hindustan Petroleum Company, acquired certain rights of usage of the land for laying down their Pipe Line, in the vicinity where 'the said larger land' is located.

And in pursuance of the order of Deputy Collector & Competent Authority, Mumbai Pune Pipe Line Project, dated 26/02/1987 bearing No. B.P.L./Maval -20, and in furtherance of the order of Tahasildar, Maval, dated 29/04/1987, the effect of which had been given to the village & revenue record vide a Mutation Entry dated 20/05/1987 & which had been duly certified by the Circle Officer, Vadgaon, on 30/06/1987, a "Charge" to use an area admeasuring 00 Hec. 49 Are, from 'the said larger land', i.e. Gat No. 81, Village Katvi, was kept in the 'Other-Rights' column of the 7/12 extract of 'the said larger land', i.e. Gat No. 81, Village Katvi.

16) The land owner of 3 Anne 3 Pai, i.e. 20.31 %, i.e. an area admeasuring about 01 Hec. 37 Are, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Mr. Haribhau Sakharam Chavan, by an Agreement to Sale, dated 10/01/1986, agreed to sell & transfer, an area admeasuring 01 Hec. 37 Are, to Poornand Housing Society, Talegaon-Dabhade through its Chief Promoter Mr. Bhimaji Ramchandra Mudholkar. The said agreement to sale had been registered in the office of the Sub-Registrar, Vadgaon-Maval, at Serial No. 87/1986.

17) Likewise the land owner of 3 Anne 2 Pai, i.e. 19.79 %, i.e. an area admeasuring about 01 Hec. 36 Are, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Smt. Shantabai Raghunath Chavan, by an Agreement to Sale, dated 10/01/1986, agreed to sell & transfer, an area admeasuring 01 Hec. 36 Are, to Poornand Housing Society, Talegaon-Dabhade through its Chief Promoter Mr. Bhimaji Ramchandra Mudholkar. The said agreement to sale had been registered in the office of the Sub-Registrar, Vadgaon-Maval, at Serial No. 88/1986.

18) Likewise the land owner of 3 Anne 2 Pai, i.e. 19.79 %, i.e. an area admeasuring about 01 Hec. 36 Are, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Dattu Dagadu Chavan & others, by an Agreement to Sale, dated 10/01/1986, agreed to sell & transfer, an area admeasuring 01 Hec. 36 Are, to

Poornand Housing Society, Talegaon-Dabhade through its Chief Promoter Mr. Bhimaji Ramchandra Mudholkar. The said agreement to sale had been registered in the office of the Sub-Registrar, Vadgaon-Maval, at Serial No. 89/1986.

19) The purchaser - land owner of 3 Anne 2 Pai, i.e. 19.79 %, i.e. an area admeasuring about **01 Hector 34 Are**, from 'the said larger land' i.e. Gat No. 81, Village Katvi. Smt. Laxmibai Narayan Khandge, by a Deed of Conveyance dated 24/03/1999, sold & transferred her purchased share/area to Mr. Jitendra Madhukar More & others 55. The said deed of conveyance had been registered in the office of the Sub-Registrar, Vadgaon-Maval, at Serial No. 1283/1999.

This sale-purchase transaction had been given effect to the village & revenue record vide Mutation Entry dated 09/07/1999, bearing No. 419, However the remark made by the Circle Officer dated 11/02/2000, shows that the said Mutation Entry has been 'cancelled' & further it has been directed that the evidences of the purchasers as to the 'agriculturist' be taken and make a re-entry in the mutation register.

20) One of the land owners, of 3 Anne 2 Pai, i.e. 19.79 %, i.e. an area admeasuring about **01 Hector 36 Are**, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Smt. Shantabai Raghunath Chavan, by a Deed of Conveyance dated 03/06/1988, sold & transferred her aforementioned share/area to Poornand Housing Society (proposed) through its Chief Promoter - Mr. Bhimaji Ramchandra Mudholkar. The said deed of conveyance had been registered in the office of the Sub-Registrar, Vadgaon-Maval, & initially was given Regd. No. 2605/1988 & the said document was cleared on 08/08/2001 & was given new Regd. No. 2965/2001.

This sale-purchase transaction had been given effect to the village & revenue record vide Mutation Entry dated 22/04/2002, bearing No. 760.

However, some of the erstwhile land owners, i.e. Mr. Haribhau Sakharam Chavan, Shantabai Raghunath Chavan, Dattu Dagadu Chavan, Laxmibai Narayan Khandge, Vasant Nana Chavan, Somnath Raghunath Chavan, Navnath Raghunath Chavan, Aruna Raghunath Chavan, & Lalita Raghunath Chavan, raised an objection which ultimately resulted in a Complain Case No. 216/2002.

The learned Circle Officer, Vadgaon, vide its order dated 23/12/2002, rejected and/or dismissed the application of the abovementioned persons, and further ordered to certify the said Mutation Entry No. 760 with other mutations.

21) Likewise one of the land owners, of 3 Anne 3 Pai, i.e. 20.31 %, i.e. an area admeasuring about **01 Hector 37 Are**, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Mr. Haribhau Sakharam Chavan, by a Deed of Conveyance, presented on 07/11/1988, sold & transferred her aforementioned share/area to Poornand Housing Society (proposed) through its Chief Promoter - Mr. Bhimaji Ramchandra Mudholkar. The said deed of conveyance had been registered in the office of the Sub-Registrar, Vadgaon-Maval, & initially was given Regd. No. 817/1988 & the said document was cleared on 08/08/2001 & was given new Regd. No. 2963/2001.

This sale-purchase transaction had been given effect to the village & revenue record vide Mutation Entry dated 22/04/2002, bearing No. 765.

However, some of the erstwhile land owners, i.e. Mr. Haribhau Sakharam Chavan, Shantabai Raghunath Chavan, Dattu Dagadu Chavan, Laxmibai Narayan Khandge, Vasant Nana Chavan, Somnath Raghunath Chavan, Navnath Raghunath Chavan, Aruna Raghunath Chavan, & Lalita Raghunath Chavan, raised an objection which ultimately resulted in a Complain Case No. 216/2002.

The learned Circle Officer, Vadgaon, vide its order dated 23/12/2002, rejected and/or dismissed the application of the abovementioned persons, and further ordered to certify the said Mutation Entry No. 765 with other mutations.

22) Likewise one of the land owners, of 3 Anne 3 Pai, i.e. 20.31 %, i.e. an area admeasuring about **01 Hector 37 Are**, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Mr. Vasant Chavan, by a Deed of Conveyance, dated 25/03/1988, sold & transferred her aforementioned share/area to Poornand Housing Society (proposed) through its Chief Promoter - Mr. Bhimaji Ramchandra Mudholkar. The said deed of conveyance had been registered in the office of the Sub-Registrar, Vadgaon-Maval, & initially was given Regd. No. 1202/1988 & the said document was cleared on 08/08/2001 & was given new Regd. No. 2963/2001.

This sale-purchase transaction had been given effect to the village & revenue record vides Mutation Entry dated 22/04/2002, bearing No. 761.

However, some of the erstwhile land owners, i.e. Mr. Haribhau Sakharam Chavan, Shantabai Raghunath Chavan, Dattu Dagadu Chavan, Laxmibai Narayan Khandge, Vasant Nana Chavan, Somnath Raghunath Chavan, Navnath Raghunath Chavan, Aruna Raghunath Chavan, & Lalita Raghunath Chavan, raised an objection which ultimately resulted in a Complain Case No. 216/2002.

The learned Circle Officer, Vadgaon, vide its order dated 23/12/2002, rejected and/or dismissed the application of the abovementioned persons, and further ordered to certify the said Mutation Entry No. 761 with other mutations.

23) Likewise one of the land owners, of 3 Anne 2 Pai, i.e. 19.79 %, i.e. an area admeasuring about **01 Hecor 36 Are**, from 'the said larger land' i.e. Gat No. 81, Village Katvi, Mr. Vasant Chavan, by a Deed of Conveyance, dated 07/11/1988, sold & transferred her aforementioned share/area to Poornand Housing Society (proposed) through its Chief Promoter - Mr. Bhimaji Ramchandra Mudholkar. The said deed of conveyance had been registered in the office of the Sub-Registrar, Vadgaon-Maval, & initially was given Regd. No. 816/1988 & the said document was cleared on 08/08/2001 & was given new Regd. No. 2962/2001.

This sale-purchase transaction had been given effect to the village & revenue record vides Mutation Entry dated 22/04/2002, bearing No. 766.

However, some of the erstwhile land owners, i.e. Mr. Haribhau Sakharam Chavan, Shantabai Raghunath Chavan, Dattu Dagadu Chavan, Laxmibai Narayan Khandge, Vasant Nana Chavan, Somnath Raghunath Chavan, Navnath Raghunath Chavan, Aruna Raghunath Chavan, & Lalita Raghunath Chavan, raised an objection which ultimately resulted in a Complain Case No. 216/2002.

The learned Circle Officer, Vadgaon, vide its order dated 23/12/2002, rejected and/or dismissed the application of the abovementioned persons, and further ordered to certify the said Mutation Entry No. 766 with other mutations.

24) In pursuance of the order of Sub Divisional Officer Maval, Pune, bearing No. L.A./S.R./3/2000 - Pune - 1, dated 04/04/2005, which was published in the Gazette of Govt. of Maharashtra, Part 1, dated 12/12/2002, in pursuance of the provisions of Sec. 32 (1) of Maharashtra Industrial Development Corporation Rules 1961, some area from 'the said larger land' i.e. Gat No. 81, Village Katvi, was for acquisition for the purpose of - Connecting Road for Talegaon Dabhade Industrial Area'.

The effect of this order had been given to the Village record by Mutation Entry bearing No. 914, dated 04/04/2005 & after the certification of the same by the Circle Officer - Vadgaon, a remark "For Maharashtra Industrial Development Corporation - through Industry, Energy & Labour Ministry, Mantralaya" for an area of 01 Hec. 25 Are, was kept on the 7/12 extract of the said Gat No. 81, Village Katvi.

25) Pursuant to the Resolution of the Industry, Energy & Labour Ministry of State of Maharashtra - Mumbai 400 032, dated 04/03/2006, bearing No. M.I.D.C./2105/10066/Industry - 14, so also in pursuance of the order of the Special Land Acquisition Officer No. 19, bearing No. S.L.A./19/S.R./1/2006, dated 31/03/2006, an area admeasuring **01 Hec. 54 Are**, was under the **acquisition of MIDC**, from 'the said larger land' i.e. Gat No. 81, Village Katvi.

The effect of this order had been given to the Village record by Mutation Entry bearing No. 930, dated 31/03/2006 & after the certification of the same by the Circle Officer - Vadgaon on 02/05/2006, a remark "For Maharashtra Industrial Development Corporation - through Industry, Energy & Labour Ministry, Mantralaya" for an area of 01 Hec. 54 Are, was kept on the 7/12 extract of the said Gat No. 81, Village Katvi.

26) Initially an area admeasuring 05 Hec. 46 Are was purchased by diverse Sale Deeds, as mentioned in Para 20 to 23 hereinabove, for Poornanand Housing Society (prop.) - through its Chief Promoter Bhimaji Ramchandra Mudholkar. However after the registration of the said society under the provisions of the Maharashtra Co-Operative Societies Act 1960, the said Chief Promoter Mr. Bhimaji Ramchandra Mudholkar & other office bearers, by a Release Deed dated 05/06/2010, which is duly registered at Serial No. 3762/2010 in the office of the Sub-Registrar, Maval, released and/or relinquished all their rights, title & interest to and in favour of the said Poornand Housing Society.

The effect of this order had been given to the Village record by Mutation Entry bearing No. 1266, dated 20/09/2010 & after the certification of the same by the Circle Officer - Vadgaon on 05/10/2010, the name of the said Society, appeared on the 7/12 extract of the said Gat No. 81, Village Katvi.

Thus the said Poornand Housing Society, became the owner of an area admeasuring about 05 Hec. 46 Are, from Gat No. 81, Village Katvi, Tal. Maval, Dist. Pune.

27) GRANTING OF DEVELOPMENT RIGHTS IN RESPECT OF THE SAID LAND : --

(a) Said Poornand Co-Operative Housing Society (a society duly registered under the Maharashtra Co-Operative Societies Act, 1960, registered at No. PNA/MWL/JSG/(TO) - 1244, 2008-2009, dt. 18/02/2009, hereinafter shall be referred to as "The said Society"), vide its Resolution passed in the General Body Meeting held on 08/05/2010, decided to get constructed the houses of its members from a Promoter-Builder and further in return to allow the said Promoter-Builder to construct the remaining portion for his benefit, in pursuance of the offers that were received by the said Society till then.

(b) Further the said Society, in a Managing Committee Resolution dated 18/04/2010, resolved that, out of the offers received to it, a offer of M/s. Anil Kakade Associates has been accepted and further it was resolved to grant the rights to have a final talks in that regard, to Chairman Mr. B. R. Mudholkar, Secretary Mr. N. G. Purohit, Treasurer Mr. Pradeep Desai so also the rights to sign & execute the necessary deeds & documents were assigned to these office bearers of the said Society.

(c) In pursuance of the aforesaid resolutions of the said Society, the said Society, vide an Agreement of Development dated 17/02/2011, granted, assigned & entrusted the development rights in respect of the said land, i.e. an area of 05 Hec. 46 Are from Gat No. 81, Village Katvi, to and unto M/s. Kakade Associates Unit V, a partnership firm duly registered under the provisions of Indian Partnership Act 1932, having its office at B/2, 207, Gera Gardens, II Floor, Near St. Mira's College, Koregaon Park, Pune 411 001, through its Partner Mr. Anil Balasaheb Kakade, on the terms & conditions depicted & embodied therein.

The said Society also executed a General Power of Attorney in favour of the said firm, on the same day, so as to facilitate & enable the said firm to carry on the development work & other ancillary works pursuant thereto.

The said Development Agreement & Power of Attorney have been duly registered in the office of the Sub-Registrar, Maval, and Pune at Serial No. 1049 /2011 & 4/1050/2011, respectively both on 17/02/2011.

By virtue of the aforementioned Development Agreement & General Power of Attorney, the said firm M/s. Kakade Associates, Unit V, got & acquired the development rights in respect of the said land, i.e. an area of 05 Hec. 46 Are from Gat No. 81, Village Katvi, on the terms and conditions contained thereunder.

28) CONFIRMATION OF THE RIGHTS OF THE SAID SOCIETY, PERTAINING TO THE SAID LAND :--

As mentioned in Para No. (20) to (23) hereinabove the erstwhile land owners by diverse Deeds of Conveyance, in aggregate sold and transferred an area of 05 Hec. 46 Are, from the said land, i.e. Gat No. 81, Village Katvi. The respective executants of those deeds of conveyance had executed and registered the said deeds, as a legal representative, Karta, manager of their respective families & for the legal necessities & betterment of their respective families. However, some of the family members of the erstwhile land owners were not joined as a party to those deeds, despite of the fact that they were not having any objection in regard of the same. However to perfect the title and/or to avoid the technical errors, the remaining family members of the erstwhile land owners as mentioned in Para (20) to (23), executed and got registered various Deeds of Confirmation/Consent in favour of the said Poornand Co-Op. Housing Society as follows : -

Sr. No.	Sale Deed, Regd. No.	Name of the executant	Area Hec. Are	Confirmation Deed, Date & Regd. No.	Name of the executants
1	2962/2001	Dattu D. Chavan & others 2	01-36	13/12/2012 - No. 7199/2012	Rajendra D. Chavan & others 17
2	2963/2001	Haribhau S. Chavan	01-37	13/12/2012 - No. 7200/2012	Yamunabai R. Chavan & others 11
3	2964/2001	Vasant N. Chavan	01-37	13/12/2012 - No. 7201/2012	Goraknath V. Chavan & others 8
4	2965/2001	Shantabai R. Chavan	01-36	13/12/2012 - No. 7198/2012	Somnath R. Chavan & others 4

In the aforementioned Deeds of Confirmation dated 13/12/2012, the executants have affirmed & asserted that --

- (i) they do hereby agree/or accept the respective Deed of Conveyance, executed by respective erstwhile owner, in favour of the said Society, in respect of their erstwhile share.
- (ii) the executants of respective Deeds of Conveyance, have sold the area mentioned thereunder for the betterment & upliftment of his/their respective family members consisting themselves, for the legal need & necessity of his/their respective family, for the education of the respective family children, & with honest intention.
- (iii) further the said executants of the said Deeds of Confirmation, have declared that the respective area of the land which was the subject matter of the said Deeds of Conveyance, inclusive of their right, title & interest of whatsoever nature, has been sold and transferred to & unto & in favour of the said Society.
- (iv) further the said executants of the said Deeds of Confirmation, have declared, admitted and confirmed the respective Deed of Conveyance in its entirety.
- (v) further the said executants of the said Deed of Confirmation, have declared, admitted and confirmed the possession of the portion of the land of the respective Deed of Conveyance, has been handed over to the said Poornand Society, at the time of the respective Deed of Conveyance and the said Poornand Society, since the respective Deed as on today, is in actual, physical, complete & peaceful possession of the portion of land purchased thereunder.
- (vi) further the said executants of the said Deeds of Confirmation, have declared, admitted and confirmed that by virtue of the respective Deed of Conveyance, said Poornand Society has become the absolute owner-possessor of the respective portion of the land mentioned thereunder.

(vii) further the said executants of the said Deeds of Confirmation, have declared, admitted and confirmed that all their right, title & interest to and in or over the respective portion of the land which was the subject matter of the respective Deed of Conveyance, stood transferred/assigned/entrusted to and in favour of the said Society.

(viii) further the said executants of the said Deeds of Confirmation, have declared, admitted and confirmed that the said Poornand Society, holds all the legal rights to own, possess & enjoy the said portion of the land which was the subject matter of the said Deed of Conveyance.

(ix) further the said executants of the said Deed of Confirmation, have declared, that in future they shall not raise any dispute in respect of the ownership rights, enjoyment & rights of alienation acquired by the said Poornand Society, under the respective Deed of Conveyance, pertaining to the area mentioned thereunder.

B) TENURE OF THE SAID LAND : --

1) An area admeasuring 05 Hec. 46 Are, from Gat No. 81, Village Katvi, Tal. Maval. dist. Pune, is the purchased property of Poornand Co-Operative Housing Society, a housing society duly registered under the provisions of Maharashtra Co-Operative Societies Act 1960. of Occupant Class I.

2) As per the Certificate issued by the Tahasildar, Maval, dated 30/03/2012, No. Jameen/S.R./54/2012, the said land Gat No. 81, Village Katvi & especially an area of 05 Hec. 46 Are --

(i) -- is not the land of any "Inam" or "Watan".

(ii) -- does not come under any type of acquisition.

(iii) -- the purchase of the said land by the Society, has not been done in contravention of Watan Act, Tenancy Act, Rehabilitation Act, Deosthan Laws, Govt. Grant Laws.

(iv) -- the land owner do not owe any 'Govt. Levies'.

C) REGARDING ZONE : -

The Zone Certificate issued by the Assistant Director, Town Planning, Pune Branch, Pune, dated 10/07/2012, bearing No. ADTP-Pune/F. R. P. Pune/Zone Certificate/9868, shows that, as per the Regional Plan approved for the Pune District vide an Ordinance of Urban Development Department of State of Maharashtra, dated 25/11/1997, bearing No. TPS/1895/227/C. No. 26/95/U.D.-13, which came into force from 10/02/1998, the entire Gat No. 81, Village Katvi. Tal. Maval. Dist. Pune (which includes the said land), has been included in the 'RESIDENTIAL' zone.

D) REGARDING RESERVATIONS & ACQUISITIONS : -

(a) Some of the portion of the land bearing Gat No. 81, Village Katvi. Tal. Maval. Dist. Pune, has been reserved for the purpose of **Maharashtra Industrial Development Corporation (in short MIDC)**.

(b) I have been shown the Village Map of Village Katvi, Measurement Demarcation Map dated 11/05/2010 bearing M. R. No. 7884/2010 & 8294/2010, Measurement Map showing **acquisition of Road for the purpose of Talegaon Dabhade Industrial Area**, dated 04/09/2000 to 16/09/2000, bearing No. L. A. Maval - M. R. No. 198. So also my clients have also shown me the Map showing Addl. Talegaon Industrial Area - Phase -3.

(c) Some of the portion of the land bearing Gat No. 81, Village Katvi. Tal. Maval. Dist. Pune, has been affected by the **Pipe Line of Hindustan Petroleum**.

Comment -- However this being a technical aspect, a Zoning Demarcation Map from the Appropriate Authority or by an Architect, can throw light on this technical point. I have given my observation regarding the same, relying on the record and the assurance of my client, which needs supportive evidence from the appropriate authority.

E) REGARDING URBAN LAND CEILING CLEARANCE : -

(a) As the said land bearing Gat No. 81, Village Katvi. Tal. Maval. Dist. Pune, was included in the Urban Agglomeration Area, prescribed under the Urban Land (Ceiling & Regulation) Act 1976, (in short ULC Act & since repealed with effect from 29/11/2005 from the State), the erstwhile land owners, filed different four returns under the provisions of Sec. 6 (1) of the said ULC Act.

(b) The said returns were given ULC Case Nos. 374 - CH, 375 - CH, 376 - CH & 377 - CH. The Competent Authority, Urban Agglomeration appointed under the said ULC Act, held joint hearing of all the four cases mentioned hereinabove and vide its Common Order dated 28/08/1995, by allowing one Ceiling Unit (i.e. 1000 Sq. Mtrs.) to each of the erstwhile land owner (i.e. Smt. Shantabai Raghunath Chavan, Haribhau Sakharam Chavan, Dattu Dagadu Chavan & Vasant Nana Chavan), declared rest of the land as "SURPLUS". The total 'Surplus' area was declared to the extent of 54,702.06 Sq. Mtrs.

In the said order dated 28/08/1995, the Competent Authority further directed to initiate the proceedings under Sec. 9, 10 (1) of the said ULC Act.

(c) Further the record shows that, the erstwhile land owners, have also submitted a "**Choice Plan**" showing the 'Surplus' area and the 'Retainable' area. The said Choice Plan was numbered as Plan No. 24/1990. My client has shown me the certified copy of the said choice plan issued by the Office of the Dy. Collector & Competent Authority, Pune Urban Agglomeration, Pune dated 16/07/1996.

(d) Further the record shows that, the erstwhile land owners, have also submitted a "**Exemption Scheme**" under the provisions of Sec. 20/21, seeking the exemption/liberty to use the surplus land. The said Scheme of Sec. 20/21 was numbered as P-162.

However the various correspondences show that due to the non availability of the approach road, the said Exemption Scheme under Sec. 20/21, did not attain the finality and approval from the Ex-Officio Secretary & Competent Authority.

(e) Said Poornand Society, by an application demanded copies of orders dated 26/06/1997 & 14/10/1997, passed while dealing with the approval procedure of said Exemption Scheme u/s 20/21.

However, The Competent Authority, Urban Agglomeration, Pune, vide its reply letter dated 28/08/2012, bearing No. ULC/Record/318/2012/2317, has clarified that though the Exemption Scheme under Sec. 20/21 of the said Act, bearing P-162, was submitted in respect of the said land Gat No. 81, Village Katvi, as per their record, the said Exemption Scheme under Sec. 20/21 of the said Act, bearing P-162, was not approved by the Authority & hence they are not able to issue copies of orders thereunder.

(f) Further an enquiry was also made by filing an Application dated 27/07/2012, under the Right to Information Act 2005, seeking information and clarification, whether any proceedings have been initiated and further the possession of the 'Surplus' land declared from said Gat No. 81, Village Katvi, has been taken by the Competent Authority, under the provisions of Sec. 10 (1), 10 (3) & 10 (5) of ULC Act.

(i) The Competent Authority, Urban Agglomeration, Pune, vide its reply letter dated 27/09/2012, bearing No. ULC/RTI/KAVI/140 to 143/2011/2501, has clarified that though some portion of the land Gat No. 81, Village Katvi, was declared 'Surplus', in ULC Case No. 374-CH, 375-CH, 376-CH, & 377-CH, a proceeding an action upto the provisions of Sec. 10 (1) of ULC Act has been carried on.

(ii) Further the Competent Authority, Urban Agglomeration, Pune, vide its reply letter dated 28/08/2012, bearing No. ULC/Record/318/2012/2317, has clarified that No Exemption Scheme under the provisions of Sec. 20 (1) of ULC Act has been approved in respect of the subject land.

(iii) Further the Competent Authority, Urban Agglomeration, Pune, vide its order dated 31/05/2011, has informed the land owner that the Notification issued under Sec. 10 (3) of ULC Act has been cancelled.

(iv) Further the Competent Authority, Urban Agglomeration, Pune, vide its reply to RTI has clarified that they have not taken physical possession which were the subject matter of ULC Case No. 379*CH, and since the inception of the Repeal Act 1999, all proceedings has been abated.

(g) Further the Competent Authority, Urban Agglomeration, Pune vide its letter dated 31/05/2011, sent to the erstwhile land owner Mr. Dattu Dagadu Chavan, reveals that, the Proclamation made under the Govt. of Maharashtra Gazette, dated 16/01/2007, under Sec. 10 (3) of the said Act & which was published on Page No. 45 & 46 of the said Gazette, has been cancelled, revoked and rescinded by the said Competent Authority vide its further order dated 31/05/2011 (in the light of the provisions of the Repeal Act), in respect of the Surplus Area of the said land owner, to the extent of 12,497.91 Sq. Mtrs, from the said land Gat No. 81, Village Katvi, in ULC Case No. 376-CH.

Further the said Competent Authority, in its Proclamation dated 31/05/2011, clarified that though certain area in ULC Case No. 376-CH, was declared Surplus from Gat No. 81, has clarified that the 'possession' of the said Surplus Area from ULC Case No. 376-CH, has not been taken by the State Govt. before 29/11/2007. Furthermore the said Competent Authority has issued the directions to the Village Officer, Village Katvi, to remove the entry of 'State Govt', pertaining to the said so-called Surplus Area from ULC Case No. 376-CH, from the 'Other Rights' column of the said land Gat No. 81, Village Katvi.

DISCLAIMER CLAUSE -

The deeds, documents, Govt orders, including the ULC Orders, have been made available to me by my client. I have not obtained any of the order under ULC Act. Hence I do not hold any responsibility towards the legality, validity, authenticity, genuineness, of those orders. If any of the ULC Orders are found to be suspicious, false, forged, duplicate, then in such circumstances, the entire responsibility of the consequences thereof shall be of the concerned person/s, who obtained the same & under any circumstances I shall not be responsible for the same.

F) REGARDING CHANGE IN THE STATUS OF THE SOCIETY : -

(a) Initially said Poornand Co-operative Housing Society was registered as "Tenants-Co-Ownership" Society (in short TO Society), having Registration Number PNA/MWL/HSG/(TO)/1244/2008-2009 dt. 18/02/2009.

(b) However the members of the said Society, by passing a resolution for the conversion of the nature of the said Society from 'T.O.' to "T.C.", forwarded an application through the Chairman of the said Society to the Assistant Registrar, Co-Operative Societies, Vadgaon Maval, Tal. Maval, Dist. Pune (in short 'the said authority'), for amendment in the Bye-Laws of the said Society.

After the due enquiry and proceedings conducted thereunder, the said authority, vide its order dated 10/06/2010, bearing O. No. S.N.M./Prashasan/Poornand Hou./Po,Ni. Du./2010 - 144, allowed the application of the said Society for change in the nature of the said Poornand Co-operative Housing Society & in pursuance of the said order of the said authority, said Poornand Co-operative Housing Society, has been converted into "Tenants-Co-Partnership" (T.C.) Society.

G) REGARDING PERMISSION TO DEVELOP THE SAID LAND TO THE SAID SOCIETY : -

Further the said authority; vide its order dated 26/10/2010, bearing O. No. S.N.M./Prashasan/Poornand Hou./Vikasan Parwangi/2010-583, allowed the Developer M/s. Kakade Associates, Pune, to develop the said land, on the terms & conditions laid thereunder.

H) REGARDING REGISTRATION OF THE SAID DEVELOPER FIRM : -

The developer of the said land, M/s. KAKADE ASSOCIATES UNIT-V, is a partnership firm duly registered under the Indian Partnership Act, 1932, with the Registrar of Firms, having Registration No. M.P.A.- 69766, dated 02/05/2008.

I) PUBLIC NOTICE & OBJECTIONS : -

I have given a 'Public Notice', in the locally circulated newspaper 'Daily Prabhat', which was published on 15/09/2012, calling for the objections of public at large, if they are having any claim/s in or over the portion of land admeasuring area of 05 Hec. 42 Are, from Gat No. 81, Village Katvi, Tal. Maval. Dist. Pune.

However, I have not received any objection of any person/s, claiming any type of right, title or interest in or over the aforesaid land, by registered post/through courier or in person.

J) SEARCH OF INDEX REGISTERS : -

I caused to take the search of the index registers from the registration office of Vadgaon Maval. The application is dated 07/01/2013, bearing No. 36/2013, Receipt No. 0142907. Adv. Kedar Bhosarekar, has conducted the search of the index registers, and as per his report no entry of encumbrance has been found on the said land.

As per the report submitted by him, he has come across with the registration entries of the following deeds & documents in respect of the said land Gat No. 81, Katvi, Tal. Maval, Dist. Pune. --

(1) Copy of Sale Deed, dt. 14/5/1970 - Regd. No. 902/1970 (2) Copy of Agreement to sale, dt. 10/01/1986, - Regd. No. 87/1986 (3) Copy of Agreement to sale, dt. 10/01/1986, - Regd. No. 88/1986 (4) Copy of Agreement to sale, dt. 10/01/1986, - Regd. No. 89/1986 (5) Copy of Sale Deed - Regd. No. 1283/1999 (6) Copy of Sale Deed - Regd. No. 2963/2001 (7) Copy of Sale Deed - Regd. No. 2964/2001

(8) Copy of Sale Deed - Regd. No. 2965/2001 (9) Copy of Release Deed - Regd. No. 3762/2010 (10) Copy of Development Agreement - Regd. No. 1049/2011 (11) Copy of Power of Attorney - Regd. No. 4/1050/2011 (12) Copy of Confirmation Deed - Regd. No. 7198/2012 (13) Copy of Confirmation Deed - Regd. No. 7199/2012 (14) Copy of Confirmation Deed - Regd. No. 7200/2012 (15) Copy of Confirmation Deed - Regd. No. 7201/2012.

Note - Some names of the erstwhile land owners are appearing as a hollow entry on the 7/12 extract of the said land, which needs to be removed and/or deleted by applying to the revenue authorities, in that regard.

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TITLE CERTIFICATE

(i) **THIS IS TO CERTIFY** that all that piece and parcel of the land, bearing **Gat No. 81**, (former revenue Survey No. 23 before consolidation scheme), admeasuring total area of **05 Hector 46 Are**, lying and situated at Revenue Village **KATVI**, Taluka Maval, Dist. Pune and within the jurisdiction of District Registrar Pune, Sub- Registrar of Assurances, Vadgaon Maval, and within the local limits of Gram Panchayat Katvi, Taluka Panchayat Committee Maval & Zilla Parishad Pune, is owned by a registered co-operative society by name **POORNAND CO-OPERATIVE HOUSING SOCIETY**, as its purchase property.

(ii) A partnership firm by name **KAKADE ASSOCIATES UNIT VI**, duly constituted under the provisions of Indian Partnership Act 1932, having its place of business B-2, 207, Gera Gardens, II Floor, Near St. Mira's College, Koregaon Park, Pune 411 001, is having all legal rights to **DEVELOP & CONSTRUCT** the aforementioned land, as per the prevailing rules and regulations.

The said land is free from encumbrances and charges of whatsoever nature, however the said purchased area of Poornand Society, i.e. 05 Hec. 46 Are from Gat No. 81, Village Katvi, also includes reservations and acquisitions as mentioned in Clause (D) hereinabove.

Place : Pune.

Date : 01/08/2013.



Yashwant G. Walimbe
ADVOCATE

Y. G. WALIMBE
Advocate
207, Gera Gardens, Koregaon Park,
Pune-411 001