

VINAYAK G. ERANDE
B.SL, LL.B. ADVOCATE

Office:- E-202, The Westford, Near Lotus Hospital, Pimple Saudagar, Pune-411027, **Mobile:-** +91 9422317992.
(vinayak_erande@rediffmail.com)

Ref/VGE/Hdpsr/k.Purab
256/8 S&t no:170822

Date: - 17/08/2022

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of the Land, bearing; Survey No. 256 Hissa No. 8 totally admeasuring about 00 Hector 23 Ares out of that 00 H 07.97 Are, i.e. 797.00 Sq. mtrs, Siatuated at Hadapsar, Taluka - Haveli, District- Pune (hereinafter referred as the said Land").

I have investigated the title of the said plot on the request of M/S Kumar and Potnis Associates, a Registered Partnership Firm registered under the Indian Partnership Act, 1932, through its partner Mr. Shrikrushna Vitthalrao Vinchurkar, having its registered office at; 6 Ekta Park Law College Road, Pune 411004, and following documents i.e' :-

1) Description of the property.

Land, bearing; Survey No. 256 Hissa No. 8 totally admeasuring about 00 Hector 23 Ares out of that 00 H 07.97 Are, i.e. 797.00 sq. mtrs, Siatuated at Hadapsar, Taluka - Haveli, District- Pune.



2) The documents of the said property.

- a) 7/ 12 Extracts of Survey No. 256 Hissa No. 8.
 - b) Mutation Entries. 8950, 10145, 26410, 32381, 31413, 46225, 29703 and 29795.
 - c) Sale Deed between Babanrao Laxman Kamthe and others and Kumar & Potnis Associates, dated 21/05/2013
 - d) Power of Attorney executed by Babanrao Laxman Kamthe and others in favour of Kumar & Potnis Associates, dated 21/05/2013.
 - e) Will of Mr. Bhagwan Laxman Kamthe dated 27/08/2002.
 - f) Death Certificate of Bhagwan Laxman Kamthe dated 30/11/2004.
 - g) Release Deed executed by Smt. Vimal Rarnchandra Tupe and others infavour of Mr. Bhagwan Laxman Kamthe and others dated 31/07/2002
 - h) Sale Deed between Kumar & Potnis Associates and Pune Municipal corporation dated 06/07/2021
 - i) Search and Title Opinion issued by Adv Santosh Ralegankar dated 15/07/2013 and 28/03/2016.
 - j) Search and Title Opinion issued by Adv Vinayak Erande from 01/04/2016 to 07/07/2022.
- 3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S Kumar and Potnis Associates is clear, marketable and without any encumbrances.
- 4) The report reflecting the flow of the title of the M/S Kumar and Potnis Associates on the said land is enclosed herewith

Encl : Annexure A

PUNE

DATE: - 17/08/2022



Vinayak G. Erande
Vinayak G. Erande
Advocate

“Annexure A”

VINAYAK G. ERANDE

B.SL, LL.B. ADVOCATE

**Office:- Flat No E-202, The Westford, Near Lotus Hospital, Pimple
Saudagar, Pune-411027, Mobile:- +91 9422317992.
(vinayak_erande@rediffmail.com)**

Ref/VGE/Hdpsr/k.Purab
256/8 S&t no:170822

Date: - 17/08/2022

SEARCH REPORT AND TITLE CERTIFICATE

1) INSTRUCTIONS

I am instructed by M/S Kumar and Potnis Associates, through its partner Mr. Shrikrushna Vitthalrao Vinchurkar, having its office at; 6 Ekta Park Law College Road, Pune 411004, to take the search of the property and investigate title of the under mentioned property.

2) OWNER OF THE PROPERTY

M/S Kumar and Potnis Associates, a Registered Partnership Firm registered under the Indian Partnership Act, 1932, through its partner Mr. Shrikrushna Vitthalrao Vinchurkar, having its registered office at; 6 Ekta Park Law College Road, Pune 411004, is owner of the said property.

3) DESCRIPTION OF PROPERTY :-

All that piece and parcel of the Land, bearing;

Survey No. 256 Hissa No. 8 totally admeasuring about 00 Hector 23 Ares out of that 00 H 07.97 Are, i.e. 797.00 sq. mtrs, Situated at



Hadapsar, Taluka - Haveli, District- Pune and situated within the limits of Pune Municipal Corporation and within jurisdiction of Sub-registrar, Haveli Dist Pune and bounded as under-

- On or towards East : Survey No 269 and Land of Cannel
- On or towards South : Survey No 256/9
- On or towards West : 12 mtr Road
- On or towards North : Survey No 256/7B

Hereinafter referred to as "**Said Land/Property**".

The Said Properly/ Land is the subject matter of this opinion.

4) OBJECT OF THE SEARCH:

M/s Kumar and Potnis Associates having office at; 6 Ekta Park Law College Road, Pune 411 004, wanted to verify the title of the said Land.

5) DOCUMENT PRODUCED

M/s Kumar and Potnis Associates gave me necessary information and handed over relevant documents in respect of the said property, which are as follows. (Xerox copies);

- a) 7/ 12 Extracts.
- b) Mutation Entries.
- c) Sale Deed between Babanrao Laxman Kamthe and others and Kumar & Potnis Associates, dated 21/05/2013
- d) Power of Attorney executed by Babanrao Laxman Kamthe and others in favour of Kumar & Potnis Associates, dated 21/05/2013.
- e) Will of Mr. Bhagwan Laxman Kamthe dated 27/08/2002.
- f) Death Certificate o[Bhagwan Laxman Kamthe dated 30/11/04.



g) Release Deed executed by Smt. Vimal Rarnchandra Tupe and others infavour of Mr. Bhagwan Laxman Kamthe and others dated 31/07/2002

h) Sale Deed between Kumar & Potnis Associates and Pune Municipal corporation dated 06/07/2021

6) SEARCH

i. This is a Continuation of search and Title Opinion issued by Adv Santosh Ralegankar Dated 15/07/2013 and 28/03/2016.

ii. I have taken Search of Index-II registers in www.igrmaharashtra.gov.in concerned District Registrar's Office, Online search on the website of IGR Maharashtra, from 01/04/2016 to 07/07/2022, By depositing the requisite fees Online Application No:- GRN MH004875118202223E, Receipt No:

- CHALLAN MRT FORM NO:- 6 dated 12/07/2022

iii. An online Search of the Index-II registers in www.igrmaharashtra.gov.in and online search on the website of IGR Maharashtra; I have not found any adverse entry with regards to the said property, during search. The records made available provided online is not complete and has its own defects.

iv. The records made available for online is not complete and has its own defects and hence this report is subject to the available records and document perused.

7) FROM THE PERSUAL OF ABOVE DOCUMENT THE FOLLOWING FACTS ARE EMERGED :

a) On perusal of documents, it appears that, all that piece and parcel of the agriculture land bearing Survey No. 256 Hissa No. 8 totally

admeasuring 00 Hector 23 Ares situated at revenue Village Hadapsar, Taluka Haveli, Dist. Pune. (Hereinafter referred to as "Said Entire Land"), was originally owned by Smt. Krushnabai Dhondiba Kamthe

- b) On perusal of Mutation Entry No. 8950, it appears that, said Smt. Krushnabai Dhondiba Kamthe died intestate on 12/01/1978 leaving behind her legal heirs namely (i) Babanrao Laxman Kamthe-Son; (ii) Pandurang Laxman Kamthe-Son; (iii) Dattatraya Laxman Kamthe-Son; (iv) Balasaheb Laxman Kamthe-Son; (v) Dilip Laxman Kamthe-Son; (vi) Rajendra Laxman Kamthe-Son; (vii) Bhagwan Laxman Kamthe-Son; (viii) Sou Vaishali Ramchandra Tupe-Married Daughter; (ix) Sou Bebi Sakharam Tupe-Married Daughter; (x) Sou Sindhu Kiran Pawar-Married Daughter; (xi) Sou Mangal Ramchandra Lande-Married Daughter; Accordingly the names of aforesaid legal heirs came to be mutated to the revenue record viz. 7/12 extract of the said Land vide mutation Entry No. 8950.
- c) On perusal of Mutation Entry No. 10145, it appears that, out of the aforesaid legal heirs Shri Maruti Dhondiba Kamthe died intestate on 09/08/1982 leaving behind his legal heirs namely, (i) Uttam Maruti Kamthe Son; (ii) Prakash Maruti Kamthe Son; (iii) Hiraman Maruti Kamthe Son; (iv) Balashab Maruti Kamthe Son (v) Sou Lilabai Balkrushna Kalbhor Married-Daughter; (vi) Sou Ranjana Ashok Bhosale Married-Daughter; (vii) Smt Sushila Maruti Kamthe Widow; accordingly the names of aforesaid legal heirs of late Maruti Dhondiba Kamthe came to be mutated to the revenue record on 7/12 extract of the said property vide Mutation Entry No. 10145.
- d) On the perusal of mutation Entry No. 26410, it appears that, the Government of Maharashtra acquired the 00 H 08 Ares land out of

the said entire property for Mutha Ujwa Kalwa and the same came to be recorded on the 7/12 extract of the said property vide Mutation Entry No. 26410.

- e) On perusal of release deed dated 31/07/2002, it appears that, (i) Sou Vimal Ramchandra Tupe; (ii) Sou Bebi sakhararam Tupe; (iii) Sou Sindhu kiran Pawar; (iv) Sou Mangal Ramchandra Lande; released their undivided share in the said property unto and infavour their brothers namely (i) Babanrao Laxman Kamthe; (ii) Pandurang Laxman Kamthe; (iii) Dattatraya Laxman Kamthe; (iv) Balasaheb Laxman Kamthe; (v) Dilip Laxman Kamthe; (vi) Rajendra Laxman Kamthe Son; (vii) Bhagwan Laxman Kamthe; vide Release Deed Dated 31/07/2002 which has been duly registered in the office of the Sub Registrar Haveli No 3 at Serial No 3784/2002.
- f) On perusal of Mutation Entry No. 32381, it appears that, the legal heirs of late Laxman Dhondiba Kamthe and late Maruti Dhondiba Kamthe, partitioned all their properties including the said property, vide Partition Deed dated 02/11/2002 which has been duly registered in the office of the Sub Registrar Haveli No 3. at Serial No. 5654/2002, as per the said partition the said property came to be allotted to the share (i) Babanrao Laxman Kamthe; (ii) Pandurang Laxman Kamthe; (iii) Dattatraya Laxman Kamthe; (iv) Balasaheb Laxman Kamthe; (v) Dilip Laxman Kamthe; (vi) Rajendra Laxman Kamthe Son; (vii) Bhagwan Laxman Kamthe; Accordingly the names of legal heirs of late Maruti Dhondiba Kamthe came to be deleted from the 7/12 extract of the said property vide Mutation Entry No. 32381.
- g) On perusal of Mutation Entry No. 31413, it appears that, Mr. Bhagwan Laxman Kamthe died on 30/11/2004 leaving behind his last will and codicil dated 27/08/2002, which has been registered in

the office of the Sub Registrar Haveli No. 3 at Serial No. 4330/2002. As per the said will Mr. Bhagwan Laxman Kamthe bequeathed his undivided share unto and infavour of his other brothers namely (i) Babanrno Laxrnan Kamthe, (ii) Pandurang Laxman Karnthe, (iii) Dattatraya Laxrnan Kamthe, (iv) Balasaheb Laxman Kamthe, (v) Dilip Laxman Kamthe and (vi) Rajendra Laxman Kamthe. Accordingly the name of late Bhagwan Laxman Kamthe came to be deleted from the 7/12 extract of the said property vide Mutation Entry No. 31413.

- h) In view of above the said (i) Babanrno Laxman Kamthe; (ii) Pandurang Laxman Karnthe; (iii) Dattatraya Laxman Kamthe, (iv) Balasaheb Laxman Kamthe; (v) Dilip Laxman Kamthe and (vi) Rajendra Laxman Kamthe; became the joint owners of the said property and having equal undivided share in the said land.
- i) On the perusal of Sale Deed dated 21/05/2013, it appears that, the said owners i.e. Babanrao Laxman Kamthe and 26 others sold the said Land/Property unto and infavour of Kumar and Potnis Associates, a registered Partnership Firm, vide Sale Deed dated 21/05/2013 which has been duly registered in the office of the Sub Registrar Haveli No 10 at Serial No 5993/2013 for the consideration and also delivered the vacant and peaceful possession of the said property unto and to the Kumar and Potnis Associates through Mr. Shrikrushna Vitthalrao Vinchurkar and the name came to be recorded on the 7/12 extract of the said property vide Mutation Entry No. 46225.
- j) On perusal of Mutation Entry No. 29703 and 29795, it appears that, as per the development plan and lay-out an area of (i) land admeasuring 77.88 sq. mtrs. is earmarked for H.C.M.R.T. Road, (ii) land admeasuring 173.16 sq. mtrs as 12 mtr. wide D.P Road, (iii) land

admeasuring 451.67 sq. mtrs falling under Play Ground (P.G.13) which totally came 702.68 sq. mtrs. And to that effect Kumar and Potnis Associates executed the registered deed dated 06/07/2021 which has been duly registered in the office of the Sub Registrar Haveli No 11 at Serial. No. 9897/2021 the same came to be recorded on the 7/12 extract of the said property vide mutation Entry No. 29703 and 29795.

- k) In view of above perusal, Kumar and Potnis Associates became the sole and absolute owner of the said property and otherwise well and sufficiently entitled to the said property as owner thereof.
- l) This is a Continuation of search and Title Opinion issued by learned advocates, detail mentioned in Para 6 (i) above, he has specified the detail brief history of all the title transaction of the above said property and hence need not cite on the count of repetition.

8) CONCLUSION AND OPINION:-

In view of the above said discussion, I am of the opinion that the Title of Kumar and Potnis Associates are clear & marketable and free from all encumbrances, charges and or claimed.

PUNE

DATE: - 17/08/2022



Vinayak G. Erande

Advocate

A handwritten signature in blue ink that reads "Vinayak G. Erande" above the date "17/08/22".



CHALLAN
MTR Form Number-6



GRN	MH004875118202223E	BARCODE			Date	12/07/2022-16:12:29	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 HVL11_HAVELI 11 JOINT SUB REGISTRAR			Full Name		ADV VINAYAK ERANDE						
Location PUNE											
Year 2022-2023 One Time			Flat/Block No.								
Account Head Details					Premises/Building						
0030072201 SEARCH FEE			250.00	Road/Street							
				Area/Locality		pune					
				Town/City/District							
				PIN		4	1	1	0	0	1
				Remarks (If Any)							
				SEARCH FEE Hadapsar Land Survey no.256 Hissa 8							
Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	02901792022071250952	511368868					
Cheque/DD No.		Bank Date	RBI Date	12/07/2022-16:18:16	Not Verified with RBI						
Name of Bank		Bank-Branch		UNION BANK OF INDIA							
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 चलन "टाइप ऑफ पैमेंट" गट्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेजांची लागू नाही.

