

To,  
MahaRERA

**LEGAL TITLE REPORT**

SUBJECT – Title clearance certificate, in respect of amalgamated landed property comprising of i) an area, admeasuring 00 Hectare, 63 Ares, from and out the land, bearing Gat No. 121, totally admeasuring 00 Hectares, 96 Ares, (including pot kharaba 00 Hectare, 02 Ares), assessed at Rs.03.19, and ii) an area admeasuring 00 Hectare 30 Ares, bearing Gat No. 120 assessed at Rs. 01.00, **no i) and ii) totally admeasuring 00 Hectare 93 Ares**, in Residential Zone, lying, being and situate at revenue village - Dudulgaon, Taluka-Haveli, District-Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrars, Haveli, (Pune).

I was entrusted with an assignment by M/s. LANDMARKK TOWNSHIP, a registered Partnership Firm, having its registered Office address:- Gat no. 69, Laxmi baug, Sant Sawta Mali Nagar, Moshi Alandi Road, Dudulgaon, Tal-Haveli, District-Pune-411 105, represented through its Partners, 1) Mr. Ramesh Dnyaneshwar Kale and 2) Mr. Yogesh Baban Talekar, 3) Shri Mahesh Dhondu Chavhan 4) Shri Santosh Dnyaneshwar Londhe 5) Shri Shankar Laxman Pingale and 6) Sau Ujwala Tanaji Talekar, to have a Search for the last 30 years and a Title Report, in respect of the landed properties, referred to above and for the sake of convenience hereinafter referred to as the said property.

**1) DESCRIPTION OF THE PROPERTY :**

**(BEING DESCRIPTION OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS REPORT),**

All that piece and parcel of amalgamated landed property comprising of i) an area, admeasuring 00 Hectare, 63 Ares, from and out the land, bearing Gat No. 121, totally admeasuring 00 Hectares, 96 Ares, (including pot kharaba 00 Hectare, 02 Ares), assessed at Rs.03.19, and ii) an area admeasuring 00 Hectare 30 Ares, bearing Gat No. 120 assessed at Rs. 01.00, **no i) and ii) totally admeasuring 00 Hectare 93 Ares**, in Residential Zone, lying, being and situate at revenue village - Dudulgaon, Taluka-Haveli, District-Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrars, Haveli, (Pune) and is bounded as follows:-

On or towards the East : By 18 meter wide Common Road,

On or towards the South : By property Gat No 119,  
On or towards the West : By 18 meter common road  
and property of Gat No  
125,  
On or towards the North : By property Gat No 122,

**2) THE DOCUMENTS OF THE LAND:-**

**DOCUMENTS IN RESPECT OF GAT NO. 121.**

- A. Consolidation Scheme at village Dudulgaon,
- B. 7/12 Extracts.
- C. Mutation Entry No.1.
- D. Order No. CON/SR/234, dated-21-12-1967 of Deputy Director, Land Records, Pune Division.
- E. Mutation Entry No. 131.
- F. Order Ref. No. KAVI/176, dated- 17-06-1976 of Joint Consolidation Officer, Pune.
- G. Mutation Entry No. 772.
- H. Mutation Entry No. 2478.
- I. Deed of Mortgage 4/8/2015, registered in the office of Sub Registrar, Haveli no 25, ar sr.no 4887/2015.
- J. Mutation Entry No. 2554.
- K. Government Circular No.kr.ra.bhu.a/prakra. 180/L, dated-07/05/2016, along with Order, dated-01/09/2016 of Tahasildar, Taluka - Haveli, District – Pune.
- L. Mutation Entry No. 3126.
- M. Release Deed, dated- 19/05/2021, registered in the office of Sub Registrar, Haveli No.26, at Sr. No. 6437/2021
- N. Zone Certificate issued by the Pimpri Chinchwad Municipal Corporation, Pimpri, dated-27/07/2021, vide Ref. no. NRV/KAVI/ZODA/3/398/2021.
- O. Mutation Entry No. 3300.
- P. Release Deed, dated- 04/05/2022, registered in the office of Sub Registrar, Haveli No.5, at Sr. No. 8436/2022.
- Q. General Power of Attorney ,dated 04/05/2022, registered in the office of Sub Registrar, Haveli No.5 , at Sr. No. 8437/2022.

- R. Mutation Entry No. 3301
- S. Release Deed along with Power of Attorney, both dated 04/05/2022, registered on 05/05/2022, in the office of Sub Registrar, Haveli No. 5, at Sr NOS 8433/2022 and 8434/2022 respectively.
- T. Public Notice Dated 07/05/2022 in Daily Prabhat Newspaper.
- U. Development Agreement dated 02/05/2022, registered on 08/07/2022, in the office of Sub Registrar Haveli no 5, at Sr No. 8430/2022.
- V. Irrevocable General Power of Attorney, dated-02/05/2022, in the office of Sub Registrar, Haveli No. 5, at Sr. No. 8431/2022.
- W. Consent Deed, dated-04/05/2022, Registered on 12/05/2022 in the office of Sub Registrar, Haveli No. 5, at Sr. No. 8441/2022.
- X. COMMENCEMENT CERTIFICATE, vide ref. no. BP / Dudulgaon / 18 / 2023, dated- 31/03/2023.

**DOCUMENTS IN RESPECT OF GAT NO. 120.**

- A. Consolidation Scheme at village Dudulgaon,
- B. 7/12 Extracts.
- C. Mutation Entry No.1.
- D. Order No. CON/SR/234, dated-21-12-1967 of Deputy Director, Land Records, Pune Division.
- E. Mutation Entry No. 131.
- F. Order Ref. No. KAVI/176, dated- 17-06-1976 of Joint Consolidation Officer, Pune.
- G. Mutation Entry No. 701.
- H. Mutation Entry No. 1668.
- I. Mutation Entry No. 2095.
- J. Release Deed, dated-29/08/2012, registered in the office of Sub Registrar , Haveli No. 14, Pune, at Sr. No. 7879/2012.
- K. Mutation Entry No. 2315.
- L. Mutation Entry No. 2555.
- M. Government Circular No.kr.ra.bhu.a/prakra. 180/L, dated-7/5/2016, along with Order, dated-12/09/2016 of Tahasildar, Taluka - Haveli, District – Pune.
- N. Mutation Entry No. 2641.
- O. Mutation Entry No. 2721.

- P. Order of Sub Divisional Officer, Haveli, Pune, dated 5/1/2018 under RTS Appeal no 193/2016.
- Q. Mutation Entry No. 3127.
- R. Sale Deed, dated- 22/03/2021, registered on 12/04/2021, in the office of Sub Registrar, Haveli No. 26, Pune, at Sr. No. 5346/2021.
- S. Zone Certificate issued by the Pimpri Chinchwad Municipal Corporation, Pimpri, dated-16/02/2021, vide Ref. no. NRV/KAVI/ZODA/3/128/2021.
- T. Development Agreement, dated- 21/10/2022, registered on 21/11/2022, in the office of Sub Registrar, Haveli No. 14, at Sr. No. 12031/2022.
- U. Irrevocable General Power of Attorney, dated- 21/10/2022, registered at Haveli 14, Sr. No. 12033/2022.
- V. Mutation Entry No. 3439.
- W. Sale Deed, dated-21/10/2022, registered on 28/11/2022, in the office of Sub Registrar, Haveli No. 14, at Sr. No. 12034/2022.
- X. Irrevocable General Power of Attorney, dated- 21/10/2022, registered on 28/11/2022, in the office of Sub Registrar, Haveli No. 14, at Sr. No. 12035/2022.
- Y. Public Notice dated 29/10/2022 in Daily Prabhat Newspaper.
- Z. COMMENCEMENT CERTIFICATE, vide ref. no. BP / Dudulgaon / 18 / 2023, dated- 31/03/2023.

3) Search for the last 30 years has been carried out and completed, in respect of the said property, by way of E-Search module in (IGR Maharashtra), vide Search Receipt No.MH013750173202223E, dated – 14/01/2023, issued by Sub Registrar, Haveli No.10,(Pune). Original Search Receipt is attached to this Report, forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort, was found to be recorded in respect of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, it would be seen that the said property is free from all encumbrances and reasonable doubts and I am of the opinion that the above said Owners, have clean, clear and marketable title and the Developer, LANDMARKK TOWNSHIPS, a registered Partnership Firm, through its Partners, 1) Shri. Ramesh Dnyaneshwar Kale 2) Shri Yogesh Baban Talekar 3) Shri Mahesh Dhondu Chavhan 4) Shri Santosh Dnyaneshwar Londhe 5) Shri Shankar Laxman Pingale 6) Sau Ujwala Tanaji Talekar , is holding legitimate rights of development in respect of an area, admeasuring 00 Hectare, 93 Ares.

**4) OWNERS OF THE LAND :-**

Owners of the, admeasuring 00 Hectare, 63 Ares, from and out the land, bearing Gat No. 121, totally admeasuring 00 Hectares, 96 Ares, (including pot kharaba 00 Hectare, 02 Ares), assessed at Rs.03.19, are 1) Shri Vithoba alias Vitthal Daulat Vahile and 2) Shri Bajirao Daulat Vahile have clean and clear marketable title to the said property.

Owners of the, admeasuring 00 Hectare, 15 Ares, from and out the land, bearing Gat No. 120, totally admeasuring 00 Hectares, 30 Ares, assessed at Rs.01.00, are 1) Mr. Bajirao Maruti Vahile (for himself and Karta of his HUF), 2) Mr. Dnyaneshwar Maruti Vahile, (for himself and Karta of his HUF).

Owners of the, admeasuring 00 Hectare, 6.90 Ares, from and out the land, bearing Gat No. 120, totally admeasuring 00 Hectares, 30 Ares, assessed at Rs.01.00, is Mr. Raju Sudam Tapkir.

Owners of the, admeasuring 00 Hectare, 8.10 Ares, from and out the land, bearing Gat No. 120, totally admeasuring 00 Hectares, 30 Ares, assessed at Rs.01.00, is LANDMARKK TOWNSHIPS, a Partnership Firm, registered under Indian Partnership Act, 1932, represented through its partners partners 1) Mr. Ramesh Dnyaneshwar Kale, 2) Mr. Yogesh Baban Talekar 3) Mr. Mahesh Dhondu Chavhan, 4) Mr. Santosh Dnyaneshwar Londhe ,5) Mr. Shankar Laxman Pingale and 6) Mrs. Ujjwala Tanaji Talekar have clean and clear marketable title to the said property, and are the owners and Developer of the said property mentioned herein above.

The report reflecting the flow of the title of the Owner/Devlopment rights, on the said land is enclosed herewith as annexure

**Pune,**  
**Dated -10/04/2023,**

**DADASAHEB NANEKAR  
ADVOCATE,**



Ref

Date \_\_\_/\_\_\_/\_\_\_

### **ANNEXURE**

#### **FLOW OF THE TITLE OF THE LAND**

Amalgamated landed property comprising of i) an area, admeasuring 00 Hectare, 63 Ares, from and out the land, bearing Gat No. 121, totally admeasuring 00 Hectares, 96 Ares, (including pot kharaba 00 Hectare, 02 Ares), assessed at Rs.03.19, and ii) an area admeasuring 00 Hectare 30 Ares, bearing Gat No. 120 assessed at Rs. 01.00, **no i) and ii) totally admeasuring 00 Hectare 93 Ares**, in Residential Zone, lying, being and situate at revenue village - Dudulgaon, Taluka-Haveli, District-Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within jurisdiction of Sub Registrars, Haveli, (Pune).

Certain Revenue Record and Title Deeds, were also made available for my inspection. Therefore, this Report is prepared on the basis of the documents and records those were made available to me for my inspection.

#### **FLOW OF TITLE IN RESPECT OF GAT NO. 121**

1. That during the implementation of the Consolidation Scheme at village Dudulgaon, the landed properties, bearing Survey Nos. 20/4 and 20/5, respectively, have been converted to Gat No. 121 ,totally admeasuring 01 Hectare, 00 Ares, recorded in the name of Shri. Daulatrao Pandurang Vahile, as Owner.
2. That the provisions of Weights & Measurements Act, 1958 and Indian Coinage Act, 1955, were made applicable to village Dudulgaon and as such New Metric system was introduced.
3. That the Mutation Entry No. 1 duly certified indicates that as per Order No. CON/SR/234, dated- 21-12-1967 of Deputy Director of Land Records, Pune Division, the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, were made applicable to village Dudulgaon and new record of rights was created. In this Scheme, Survey Nos. 20/4 and 20/5, respectively, were converted to Gat No. 121 ,totally admeasuring 01 Hectare, 00 Are, which was recorded in the name of Shri Daulatrao Pandurang Vahile, as absolute Owner.
4. That the Mutation Entry No. 131 duly certified indicates that as per Phalni No. 12 and Order No. KAVI/176, dated-17-06-1976 of Joint Consolidation Officer, Pune, correction in the area and assessment of Gat No. 121 was made as per details given below:-

Old Area ( H.-Ares )	Old Assessment (Rs.)
01-00	03-25

New Area (H.-Ares)	New Assessment (Rs.)
00-96	03-19

5. That the Mutation Entry No. 772, duly certified indicates that the above said Owner, Mr. Daulat Pandurang Vahile, died intestate, on 03-01-1995 leaving behind him, sons, 1) Vithoba Daulat Vahile, 2) Bajirao Daulat Vahile, and daughters, 3) Draupadabai Raghunath Tapkir, 4) Kamal Vitthal Tekale, 5) Shakuntala Hiraman Tapkir, as his legal heirs and they were brought on the record of rights of the said property together with other properties left behind by the said deceased.

6. That thereafter, the above said Owners disposed off separated portions of area from and out of the entire land to Third Parties and created third Party interest , by virtue of different Sale Deeds and Development Agreement,as follows. Such transactions have got no concern with the said property which is the subject matter of this Report.

Sr .N o.	Type of Doc	Date, Sr. No.	Area	Name of Purchaser/Develo per	Mutatio n No.
1	Sale Deed	11.12.08, 6676/2008	00 H 12 Ares	Balasaheb Sopan Jadhav	1116
2	Dev. Agree	03.11.06	00 H 12 Ares	Madhuri Ashok Kuwad	
3	Sale Deed	30.8.2010	588 sq. meters	Dattatray Ramdas Dashpude	1569

7. That the Mutation Entry No. 2478, duly certified, indicates that the Owner, Nath Associates, a registered Partnership Firm,Pune, through its Partners, 1) Mrs. Sarita Yogesh Talekar and 2) Mrs. Sandhya Ramesh Kale, with the consent of Shri. Balasaheb Sopan Jadhav & Shri Suryakant Kondiba Talekar, had obtained loan of Rs. 1,50,00,000/- from Sharad Sahakari Bank Ltd., Manchar, Bhosari Branch,Pune. On receipt of letter Ref. No. 73/2013-14, dated -04/08/2015, from the said bank , along with the Deed of Mortgage, dated- 4/8/2015, registered in the office of Sub Registrar, Haveli No.25, at sr. no. 4887/2015, an encumbrance of the said loan was recorded in other rights column of the said property, in respect of its share of land holding.

8. That the Mutation Entry No. 2554, duly certified, indicates that as per the Government Notification, vide letter Ref.no. Kra.Ra. Bhu. A. / Pra. Kra. 180/L-1, dated - 07/05/2016, along with the Order of Tahasildar , Haveli, Pune, dated-01/09/2016, E-Mutation Project, Edit Module was used to reconcile the hand written record with the computerized record of rights. Accordingly, the 7/12 extract of the said property was rectified as per details mentioned therein.

9. That the Mutation Entry No. 3126, duly certified, indicates that by virtue of a Release Deed, dated- 19/05/2021, registered in the office of Sub Registrar, Haveli No.26, at Sr. No. 6437/2021, one of the Owners, Mrs. Draupadabai Raghunath Tapkir, released and relinquished, her entire undivided share in the said property along with the other properties, to and in favour of her brothers ,1) Vithoba (alias Vitthal) Daulat Vahile and 2) Bajirao Daulat Vahile. Based on the said registered deed, an effect was given to the record of rights of the said property.

10. That the Zone Certificate issued by the Pimpri Chinchwad Municipal Corporation, Pimpri Pune, on 27/07/2021, under Ref. no. NRV/KAVI/ZODA/3/398/2021 shows that the said land, Gat no. 121, is partly under Residential Zone and partly is affected by 18 Meter proposed Road.

11. That the Mutation Entry No. 3300, duly certified, indicates that by virtue of a Release Deed, dated- 04/05/2022, registered in the office of Sub Registrar, Haveli No.5 , at Sr. No. 8436/2022, one of the Owners, Mrs. Kamal Vitthal Tekale, relinquished and released, all her right, title and interest in the ancestral properties, including Gat No. 121, to and in favor of the other Owners,1) Shri Vithoba alias Vitthal Daulat Vahile and 2) Shri Bajirao Daulat Vahile. Based on the said registered deed, effect was given to the record of rights of the said property.

Pursuant to the above said registered Release Deed, dated - 04/05/2022, the above said Mrs. Kamal Vitthal Tekale,executed an Irrevocable General Power of Attorney, to and in favour of the said 1) Shri Vithoba alias Vitthal Daulat Vahile and 2) Shri Bajirao Daulat Vahile,which is duly registered at Sr. 8437/2022 in the office of Sub Registrar, Haveli No.5.

12. That the Mutation Entry No. 3301, duly certified, indicates that by virtue of a Release Deed, along with a Power of Attorney, both dated- 04/05/2022 registered on 05/05/2022, in the office of Sub Registrar, Haveli No. 5 , at Sr. No. 8433/2022 respectively, one of the Owners, Mrs. Shakuntala Hiraman Tapkir, relinquished and released, all her right, title and interest in the ancestral properties, including Gat No. 121, to and in favor of the other Owners, 1) Shri Vithoba alias Vitthal Daulat Vahile and 2) Shri Bajirao Daulat Vahile. Based on the said registered deed, effect was given to the record of rights of the said property.

Pursuant to the above said registered Release Deed, dated - 04/05/2022, the above said Mrs. Shakuntala Hiraman Tapkir, executed an Irrevocable General Power of Attorney, to and in favour of the said 1) Shri Vithoba alias Vitthal Daulat Vahile and 2) Shri Bajirao Daulat Vahile,which is duly registered at Sr. 8434/2022 in the office of Sub Registrar, Haveli No.5.

13. That to ascertain the objections, if any, and as a part of investigation of title, a Public Notice, in Daily Prabhat Newspaper, was duly published, on 07/05/2022. In this context, I hereby mention that during the said notice period, I did not receive any objection from anybody, in respect of the said property.

14 That by virtue of a Development Agreement, dated - 02/05/2022, registered on 08/07/2022, in the office of Sub Registrar, Haveli No. 5, at Sr. No. 8430/2022, the Owners, 1) Shri Vithoba alias Vitthal Daulat Vahile (for himself and Karta of his HUF) 2) Shri Bajirao Daulat Vahile (for himself and Karta of his HUF) 3) Sau Kamal Vitthal Tekale and 4) Sau Shakuntala Hiraman Tapkir, with the consent of 1) Mrs. Mohini Vithoba Vahile 2) Shri Samadhan Vithoba alias Vitthal Vahile 3) Nikita Vithoba alias Vitthal Vahile 4) Manthan Vithoba alias Vitthal Vahile 5) Sau Nirmala Bajirao Vahile 6) Shri Ganesh Bajirao Vahile (for himself and Karta of his HUF and father natural guardian of minor daughter Didhisha) 7) Mrs. Pooja Ganesh Vahile (name after marriage) alias Rutika Vinod Bhise (name before marriage), 8) Shri Nilesh Bajirao Vahile (for himself and Karta of his HUF and father natural guardian of minor son Vighnesh), 9) Mrs. Pooja Nilesh Vahile (name after marriage) Pooja Ramdas Kadam (name before marriage) 10) Nilima Bajirao Vahile (name before marriage) Mrs. Nilima Dhiraj Barne (name after marriage) 11) Sau. Draupadibai Raghunath Tapkir, have entrusted development rights in respect of separated area, admeasuring 00 Hectare, 63 Ares, from and out of the the said entire land, to and in favor of the Developers, LANDMARKK TOWNSHIPS, a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, through its Partners, 1) Shri. Ramesh Dnyaneshwar Kale, 2) Shri Yogesh Baban Talekar 3) Shri Mahesh Dhondu Chavhan 4) Shri Santosh Dnyaneshwar Londhe 5) Shri Shankar Laxman Pingale and 6) Sau Ujwala Tanaji Talekar, on the terms and conditions mentioned therein.

Pursuant to the above said Development Agreement, dated-02/05/2022, the above said Owners and Consenting Parties, have executed an Irrevocable General Power of Attorney, dated -02/05/2022, registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 8431/2022, to and in favor of the above said Developers, LANDMARKK TOWNSHIP, a registered Partnership Firm, Pune, through its Partners 1) Shri. Ramesh Dnyaneshwar Kale and 2) Shri Yogesh Baban Talekar, in respect of the said property.

15. That by virtue a of Consent Deed, dated- 04/05/2022, registered on 12/05/2022, in the office of Sub Registrar, Haveli No. 5, at Sr. No. 8441/2022, Mrs. Kajal Samadhan Vahile, (name after marriage), Kum Kajal Pramod Kaspate (name before marriage),has given her consent to the

Developers, LANDMARKK TOWNSHIP, through its Partners, 1) Shri. Ramesh Dnyaneshwar Kale and 2) Shri Yogesh Baban Talekar, in respect of above said Development Agreement, dated -02/05/2022, along with the all the terms and conditions mentioned therein.

**FLOW OF TITLE IN RESPECT OF GAT NO. 120 :-**

1. That during the implementation of the Consolidation Scheme at village Dudulgaon, the old Survey No.20/6, has been converted to Gat No.120, totally admeasuring 00 Hectare, 22 Ares.
2. That the provisions of Weights & Measurements Act, 1958 and Indian Coinage Act, 1955, were made applicable to village Dudulgaon and as such New Metric system was introduced.
3. That the Mutation Entry No.1 indicates that as per the Order No. CON/SR/234, dated-21-12-1967 of Deputy Director, Land Records, Pune Division, the provisions of Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, were made applicable to village Dudulgaon and new record of rights was created. In this Scheme, Survey No.20/6, admeasuring 00 Acre, 22 Gunthe, was converted into new Gat No. 120, totally admeasuring 00 Hectare, 22 Ares, which was recorded in the name of Mr.. Maruti Shankar Vahile.
4. That the Mutation Entry No. 131, duly certified indicates that as per Phalni No. 12 and Order Ref. No. KAVI/176, dated- 17-06-1976 of Joint Consolidation Officer, Pune, correction was made as per details mentioned therein, in the area and assessment of Survey No. 20. As such, Survey No. 20/6 was duly rectified with an area, admeasuring 00 Hectare, 30 Ares, assessed at Rs. 01.00 and converted to Gat No. 120.
5. That the Mutation Entry No. 701, duly certified, indicates that, Mr.. Dhondiba Haribhau Vahile, who was recorded in other rights column of the 7/12 extract, was expired intestate, on 4/8/1998, leaving behind him a son, i) Sopan Dhondiba Vahile, daughters ii) Bhimabai Dnyanoba Sandbhor iii) Satyabhama Jaywant Choudhari and iv) Laxmi Vishnu Chorge , as his legal heirs. Accordingly, the said legal heirs were brought on the record of rights (in other rights column) of the said property left behind by the said deceased.
6. That the Mutation Entry No. 703, seems irrelevant to said property.

7. That the Mutation Entry No. 1668, duly certified, indicates that the Owner, Mr.. Maruti Shankar Vahile, expired intestate, on 03/2/2010, leaving behind him, a widow, i) Kondabai Maruti Vahile, sons ii) Bajirao Maruti Vahile iii) Dnyaneshwar Maruti Vahile, daughters iv) Sulochana Balu Newale v) Lilabai Dagdu Gogavale vi) Sushila Maruti Vahile, as his legal heirs. Accordingly, the said legal heirs were brought on the record of rights of the said property left behind by the said deceased.

8. That the Mutation Entry No. 2095, duly certified, indicates that, by virtue of a Release Deed, dated-29/08/2012, registered in the office of Sub Registrar , Haveli No. 14,Pune, at Sr. No. 7879/2012, the co-sharers, namely,i) Mrs. Sulochana Balu Newale ii) Mrs. Lilabai Dagdu Gogavale iii) Mrs. Sushila Maruti Vahile and iv) Mrs. Kondabai Maruti Vahile, have released and relinquished all their respective right, title and interest in the said ancestral property, along with other properties, to and in favor of the co-sharers,namely,1) Mr. Bajirao Maruti Vahile and 2) Mr. Dnyaneshwar Maruti Vahile . Based on the said registered Release Deed, effect was given to the record of rights of the said property.

9. That the Mutation Entry No. 2315, duly certified, indicates that based on the receipt of 'No Dues Certificate', dated-31/7/2014', from Moshi VKSS, an encumbrance of loan of Late Mr. Maruti Shankar Vahile, which was recorded vide mutation number 639, was duly removed.

10. That the Mutation Entry No. 2555, duly certified, indicates that that as per E-Mutation Entry project under Government Circular No.kr.ra.bhu.a/pra kra. 180/L, dated-7/5/2016, along with Order of Tahasildar, Taluka - Haveli, District - Pune dated- 12/09/2016, relevant corrections on the 7/12 extract of the said land was made. Accordingly, an encumbrance of the Dudulgaon VSKK for an amount of Rs. 2,50,000/- on the name of Balu Vahile was duly deleted from the said 7/12 extract.

11. That the Mutation Entry No. 2641, duly certified, indicates that as per E-Mutation Entry project under Government Circular No.kr.ra.bhu.a/pra kra. 180/L, dated-7/5/2016, along with Order,dated-23/08/2017 of Tahasildar, Taluka - Haveli, District - Pune, relevant corrections on the 7/12 extract of the said land was made. Accordingly, name of Dhondiba Sopan Vahile B.K.Kh. was rectified with Sopan Dhondiba Vahile B.K.Kh.

12. That the Mutation Entry No. 2721, duly certified, indicates that in pursuance to the Order of Sub Divisional Officer, Haveli, Pune, duly passed in RTS Appeal No. 193 / 2016, dated-05/01/2018, mutation entry nos. 452 and 701, were duly cancelled. Accordingly, the names of Mr.. Sopan Kondiba Vahile & others 3, in other rights column of the 7/12 extract, was duly removed. Based on the said Order, an effect of the same was given to the record of rights of the said property.

13. That the Mutation Entry No. 3127, duly certified, indicates that by virtue of a Sale Deed, dated- 22/03/2021, registered on 12/04/2021, in the office of Sub Registrar, Haveli No. 26, Pune, at Sr. No. 5346/2021, the Owners, namely, 1) Mr. Bajirao Maruti Vahile (for himself and Karta of his HUF), 2) Mrs. Bebi Bajirao Vahile 3) Pranoti Bajirao Vahile (name before marriage) 4) Mrs. Pranoti Sachin Gade (name after marriage) 4) Pranit Bajirao Vahile 5) Mr. Dnyaneshwar Maruti Vahile (for himself and Karta of his HUF) and father natural guardian of his minor daughters Miss Rutika Dnyaneshwar Vahile & Miss Sneha Dnyaneshwar Vahile 6) Mrs. Ulka Dnyaneshwar Vahile 7) Radhika Dnyaneshwar Vahile, have sold a separated part of their land, an area admeasuring 00 Hectare, 15 Ares, from and out the land, bearing Gat No. 120, to and in favour of the Purchaser therein, Mr. Raju Sudam Tapkir. Based on the said registered Sale Deed, an effect has been given to the record of rights of the said property purchased.

14. That the Zone Certificate issued by the Pimpri Chinchwad Municipal Corporation, Pimpri, dated- 16/02/2021, vide Ref. no. NRV/KAVI/ZODA/3/128/2021 shows that the land, bearing Gat no. 120, Dudulgaon, is partly under Residential Zone, partly affected by 18 meter proposed Road and partly under 200 meter sanctioned B.R.T. Corridor.

15. That by virtue of a Development Agreement, dated- 21/10/2022, registered on 21/11/2022, in the office of Sub Registrar, Haveli No. 14, at Sr. No. 12031/2022, the Owners, 1) Mr. Bajirao Maruti Vahile (for himself and Karta of his HUF), 2) Mr. Dnyaneshwar Maruti Vahile, (for himself and Karta of his HUF and father natural guardian of his minor daughters Miss Rutika Dnyaneshwar Vahile & Miss Sneha Dnyaneshwar Vahile, (Nos. 1 & 2 jointly holding an area, admeasuring 00 Hectare, 15 Ares) 3) Mr. Raju Sudam Tapkir, (owner of an area, admeasuring 00 Hectare, 06.90 Ares) with the consent of i) Bebi Bajirao Vahile ii) Pranit Bajirao Vahile iii) Mrs. Komal Pranit Vahile (name after marriage) Miss Komal Kanhoba Chandekar (name before marriage iv) Pranoti Bajirao Vahile (name before marriage) Mrs. Pranoti Sachin Gade (name after marriage) v) Ulka Dnyaneshwar Vahile vi) Radhika Dnyaneshwar Vahile vii) Mrs. Sushila Raju Tapkir viii) Mr. Ketan Raju Tapkir ix) Mrs. Kiran Gauravsing Chouhan (name after marriage) Miss Kiran Raju Tapkir (name before marriage), have jointly entrusted development rights in respect of the separated portion of the land, admeasuring 00 Hectare, 21.90 Ares, from and out the entire land, bearing Gat No. 120, to and unto the Developer therein, LANDMARKK TOWNSHIPS, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, represented through its Partners 1) Mr. Ramesh Dnyaneshwar Kale 2) Mr. Yogesh Baban Talekar 3) Mr. Mahesh Dhondu Chavhan 4) Mr. Santosh Dnyaneshwar

Londhe 5) Mr. Shankar Laxman Pingale and 6) Mrs. Ujjwala Tanaji Talekar, on the terms and conditions mentioned therein.

Pursuant to the above said Development Agreement, dated-21/10/2022, an Irrevocable General Power of Attorney, dated- 21/10/2022, registered at Haveli 14, Sr. No. 12033/2022, has also been executed by the aforesaid Owners, with the consenting parties, to and in favor of the said LANDMARKK TOWNSHIPS, a Partnership Firm, Pune, in respect of the above said land.

16. That the Mutation Entry No. 3439, duly certified, indicates that by virtue of a Sale Deed, dated-21/10/2022, registered on 28/11/2022, in the office of Sub Registrar, Haveli No. 14, at Sr. No. 12034/2022, the Owner, Mr. Raju Sudam Tapkir, with the consent of 1) Mrs. Sushila Raju Tapkir, 2) Mr. Ketan Raju Tapkir 3) Mrs. Kiran Gauravsing Chouhan (name after marriage) Miss Kiran Raju Tapkir (name before marriage), have sold separated portion of the land, admeasuring 00 Hectare, 08.10 Ares, from and out of his separated portion of land holding, admeasuring 00 Hectare, 15 Ares, from and out the land, bearing Gat No. 120, to and in favour of the Purchaser therein, LANDMARKK TOWNSHIPS, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, represented through its partners 1) Mr. Ramesh Dnyaneshwar Kale, 2) Mr. Yogesh Baban Talekar 3) Mr. Mahesh Dhondu Chavhan, 4) Mr. Santosh Dnyaneshwar Londhe ,5) Mr. Shankar Laxman Pingale and 6) Mrs. Ujjwala Tanaji Talekar. Based on the said registered Sale Deed an effect was given to the record of rights of the said property purchased.

Pursuant to the above said registered Sale Deed, the above said Owners and the Consenting Parties therein, have also executed an Irrevocable General Power of Attorney, dated - 21/10/2022, registered on 28/11/2022, in the office of Sub Registrar, Haveli No. 14, at Sr. No. 12035/2022 to and in favour of LANDMARKK TOWNSHIPS, a Partnership Firm, Pune, in respect of the above said area.

That to ascertain the objections, if any, and as part of investigation of title, Public Notice, in Daily Prabhat Newspaper, was duly published, on 29/10/2022. In this context, I hereby state that during the said notice period, I did not receive any objection from anybody, in respect of the said property.

That the Developers 'Landmarkk Townships' through its Partners Mr. Ramesh Dnyaneshwar Kale & others , have got the Building plan sanctioned from the PIMPRI CHINCHWAD MUNICIPAL CORPORATION , and accordingly got COMMENCEMENT CERTIFICATE, in respect of the said lands, vide ref. no. BP / Dudulgaon / 18 / 2023, dated- 31/03/2023.

I have inspected the photo copy of the documents mentioned hereinabove.

**GENERAL :**

A) It is represented to us by our clients that there is no pending litigation, proceedings, enquiry, etc, before any court of law, tribunal, etc, in respect of the said land and I have relied on the same and no separate search in the courts is not carried out.

B) The boundaries which are mentioned herein above are provided by the client to me.

C) The client has represented to me that presently there is no mortgage, charge, lien, attachments, claims, demands or other encumbrances on or against the above mentioned land as on the date of issuance of this Report.

D) This report is based on the review of the documents and Record of Rights as mentioned above made available for my perusal and also on the information furnished and representations made by the client.

E) For the purpose of this report, I have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as photocopies.

1. Search for the last 30 years has been carried out and completed, in respect of the said property, by way of E-Search module in (IGR Maharashtra), vide Search Receipt No.MH013750173202223E, dated – 14/01/2023, issued by Sub Registrar, Haveli No.10,(Pune).

2. The original Search Receipt is attached to this Report forming part of it. From the record that was made available for my inspection, except the following, no transaction of any sort was found to be recorded in respect of the said properties.

3. This Report is solely based on the record that was made available to me for my inspection. Most of the record was found to be torn.

**Pune,**  
**Dated-10.04.2023,**

  
**DADASAHEB NANEKAR**  
**ADVOCATE,**

