



CHALLAN  
MTR Form Number-6



GRN	MH011370679202223E	BARCODE	[Barcode]		Date	29/11/2022-14:38:10	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If / ty)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		ADV ARCHANA TUSHAR JOSHI			
HVL5_HAVELI 5 JOINT SUB REGISTRAR									
Location				Flat/Block No.					
PUNE									
Year				Premises/Bullding					
2022-2023 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			100.00		-				
				Area/Locality					
				Town/City/District					
				PIN		4 1 1 0 3 3			
				Remarks (If Any)					
				S.NO. 40-1-4-3p KIWALE HAVELI PUNE					
				Amount In		One Hundred Rupees Only			
Total				100.00		Words			
Payment Details				INDIAN OVERSEAS BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		02700452022112950209 202211290698574	
Cheque/DD No.				Bank Date		RBI Date		29/11/2022-14:37:20 Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN OVERSEAS BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9730502844

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावाठी लागू नाही.

**Adv. Archana Tushar Joshi**  
**BA LLB**

**First Floor Raka Palace, Chinchwad**  
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**archana.joshi84@yahoo.co.in,**  
**M.No. 9730502844**



To,  
**HON'BLE CHAIRMEN,**  
Maharashtra Real Estate Regulatory Authority,  
Pune.

**FORMAT - A**  
**(Circular-28/2021)**

**LEGAL TITLE REPORT**

**SUBJECT :-** Title clearance certificate with respect to the admeasuring Area **9771.986 SQ.MTR S. No. 40/1/4/3 (P)** of Mouje **KIWALE**, Taluka **HAVELI**, District **PUNE**, within the limits of **PIMPRI CHINCHWAD MUNICIPAL CORPORATION** and within the jurisdiction of Sub - Registrar **HAVELI** (Hereinafter referred as the ' **Said land** ' )

**NAME OF PROJECT:-** 'Magnus Parkway '

**NAME OF PROMOTER:-** **Siddhivinayak Landmarks Through its Partner Prakash Hastimal Gadiya and others**

I have investigated the title of the said land on the request of **Siddhivinayak Landmarks Through its Partner Prakash Hastimal Gadiya and others** and following documents i.e.:-

**1) DESCRIPTION OF PROPERTY :-**

- a) All that piece and parcel of the land admeasuring area about **3528.776 Sq.mtr** out of 00H 48.71 Aar , out of total area admeasuring 03 Hector 32 R Assessed at Rs. 13.58 paisa **S. No. 40/1/4/3 (P)** , at **Village Kiwale**, Tal. Haveli Dist. Pune within the limits of Pimpri Chinchwad which is bounded by as under -

On or towards East : Reaming Property of Mr. Jaywant Maruti Chavan

On or towards South : Smt Lilawati Gajanan Thite and other's Property

On or towards West : Road

On or towards North : Bhavesh Dasharath Chavan and other's Property

- b) All that piece and parcel of the land admeasuring area about **656.21 Sq.mtr** out of 00 H 48.71 Aar , out of total area admeasuring 03 Hector 32 R Assessed at Rs.13.58 paisa **S. No. 40/1/4/3 (P)**, at **Village Kiwale**, Tal. Haveli Dist. Pune within the limits of Pimpri Chinchwad which is bounded by as under -

On or towards East: Reaming Property of this Surve Number

On or towards South : Reaming Property of Mr. Jayavant Maruti Chavan

On or towards West : Reaming part S.no. 41 and 12 mtr. DP Road

On or towards North : Reaming Property of Mr. Ravindra Maruti Chavan

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- c) All that piece and parcel of the land admeasuring area about 5587 Sq.mtr out of total area admeasuring 03 Hector 32 R Assessed at Rs.13.58 paisa S. No. 40/1/4/3(P) , at Village Kiwale, Tal. Haveli Dist. Pune within the limits of Pimpri Chinchwad which is bounded by as under -

On or towards East : Reaming Property of this Surve Number and Bhavesh Dashrath Chavan' Property

On or towards South : Reaming Property of Mr. Jayavant Maruti Chavan

On or towards West : Reaming part S.no. 41 and 12 mtr. DP Road

On or towards North : Reaming Property of S.No. 40

2) **THE DOCUMENT OF ALLOTMENT OF PLOT** :- For my perusal and for the verification of the said land, the present Owner had provided me the following documents:-

- I) **The Documents of allotment of plot.**
- II) **Xerox copy of 7/12 extract and mutation entries issued by Talathi Office**
- III) **Search Report for 30 years and supplementary search of on dtd. 18/02/2022**
- IV) **Photo copy of Development Agreement and Power of Attorney which is Registered in Haveli No. 5 Doc. No. 5525/2021, 5526/2021 dtd. 28/05/2021 WITH RR and Index II Doc. No. 2177/2022, 2178/2022,**
- V) **Exchange Deed which is Registered in Haveli No. 9, Doc. No. 7722/2021 dated :- 29/10/2021. WITH RR and Index II**

3) **30 YEAR SEARCH REPORT from 1992 to 2022:** - I have investigated the title of the captioned property, which is owned by above said present Owner. Within my search I do not found record of **INDEX II** in good and readable condition at the Offices of Sub - Register Office **HAVELI NO. I and II**. Most of the Index II registers at the Offices of Sub - Register Office **HAVELI NO. 5, 14, 17 and 18, 24** were also in torn and unreadable condition. I have also taken search at the office of the Joint District Registrar due to 'ANYWHERE **REGISTRATION SYSTEM**' but I could not take search properly due to fault in electronic system. I have also taken the search of online record of **INDEX II** Which is mentioned by the Offices of the Sub-Registrar Office **HAVELI** on official side of **IGR MAHARASHTRA**, for the purpose of verifying whether any documents pertaining to the said property have been registered by any person/s. This search report prepared is upto **15 July 2022**.

**Adv. Archana Tushar Joshi****BA LLB****First Floor Raka Palace, Chinchwad  
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4) **TRACING OF PARTY'S TITLE TO THE PROPERTY FOR 30 YEARS** :- On perusal of above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that, **M/S Siddhivinayak Landmarks Through its Partner Prakash Hastimal Gadiya and others** hold the absolute Developments rights of the said property and said property is free from encumbrance.

**5) OWNER OF LAND:-**

Name Of Owner	Developed by	Gat No.	Area Of Land
1. Mr Jaywant Maruti Chavan 2. Mrs Shashikala Jaywant Chavan 3. Mr Sunil Jaywant Chavan 4. Mrs Seema Sunil Chavan 5. Miss Tejal Sunil Chavan 6. Miss Harshada Sunil Chavan 7. Mr Ajit Jaywant Chavan 8. Mrs Rupali Ajit Chavan 9. Miss Sanika Ajit Chavan 10. Mr Dattatray Ajit Chavan 11. Mrs Anjali Sanjay Hawaldar Henceforth will be mentioned as Mr Jaywant Maruti Chavan & others	M/S <u>Siddhivinayak</u> <u>Landmarks</u> <u>Through its</u> <u>Partner</u> <u>Prakash</u> <u>Hastimal</u> <u>Gadiya and</u> <u>others</u>	S. No. 40/1/4/3(P)	3528.776 Sq.mtr
1. Mr Ravindra Maruti Chavan 2. Mrs Savita Ravindra Chavan 3. Mr Swapnil Ravindra Chavan 4. Mr Jitendra Ravindra Chavan 5. Mrs Mangal Jitendra Chavan 6. Miss Veda Jitendra Chavan 7. Mrs Chaitali Swapnil Chavan 8. Mrs Ashwini Rajesh Phadtare 9. Mrs Meera Vijay Gaikwad Henceforth will be mentioned as Mr Ravindra Maruti Chavan & others	M/S <u>Siddhivinayak</u> <u>Landmarks</u> <u>Through its</u> <u>Partner</u> <u>Prakash</u> <u>Hastimal</u> <u>Gadiya and</u> <u>others</u>	S. No. 40/1/4/3(P)	5587 Sq. mtr
1. Mr Bhavesh Dashrath Chavan 2. Mrs Usha Dashrath Chavan 3. Mrs Jyoti Bhavesh Chavan 4. Miss Nikita Bhavesh Chavan 5. Mr Niraj Bhavesh Chavan 6. Mrs Sandhya Ajay Kadam Henceforth will be mentioned as Mr Bhavesh Dashrath Chavan & others	M/S <u>Siddhivinayak</u> <u>Landmarks</u> <u>Through its</u> <u>Partner</u> <u>Prakash</u> <u>Hastimal</u>	S. No. 40/1/4/3(P)	656.21 Sq.mtr

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	<b><u>Gadiya and others</u></b>		
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6) The report reflecting the flow of the title of the M/S Siddhivinayak Landmarks Through its Partner Prakash Hastimal Gadiya and others on the said land is enclosed herewith as annexure.

Date: 15 July 2022

Advocate

*A. Joshi*



(Stamp)

Housiey.com

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FORMAT - A

(Circular No.:- 28/2021)

**1.FLOW OF THE TITLE OF THE SAID LAND :**

- I) That the property bearing **Survey No. 40/1 to 4** area 32 acre 33 gunthe of village Kiwale, Tal. Haveli, Dist. Pune was initially owned by Gangadhar Vishnu Lele. The said Gangadhar Vishnu Lele was expired on dated 20/11/1950 leaving behind his legal heirs i.e. Two sons namely 1) Mr. Shankar Gangadhar Lele, 2) Ganesh Gangadhar Lele. As per mutation entry No. 740 above mentioned legal heirs name was entered on the said 7/12 i.e. S. No. 40/1 to 4 as owner.
- II) As per mutation entry no 752, Gangadhar Vishnu Lele's Son Mr. Shankar Gangadhar Lele expired on dated 20/07/1951 leaving behind his legal heirs i.e. Four sons namely 1) Mr. Vishnu Shankar Lele, 2) Mr. Purshottam Shankar Lele, 3) Mr. Narhar Shankar Lele, 4) Mr. Shrikant Shankar Lele, Above mentioned legal heirs name was entered on the said 7/12 i.e. S. No. 40/1 to 4 as owner;
- III) As per mutation entry no 759 name of Rama Babu Taras, Maruti Shripati Chavan, Malhari Vithu Taras and Bhagwan Sahadu Taras was recorded as tenant in the other rights column of the said property as he was cultivating the said property.
- IV) Thereafter, As per Mutation Entry No. 1372 dtd. 11/10/1963 record that, since the 1) Rama Babu Taras,(1/4 share) Amount Rs. 1264, 2) Maruti Shripati Chavan,(1/4 share) Amount Rs. 1264 , 3) Malhari Vithu Taras, (1/4 share) Amount Rs. 1264 and 4) Bhagwan Sahadu Taras ,(1/4 share) Amount Rs. 1264 were recorded as tenant in the other rights column of the said property as they was cultivating the said property, Me. Agriculture Land Tribunal Haveli Tenancy Rule (Kulkayda kalam) 32g Case No. 27/64 dtd. 30/06/1964 passed an order and thereby deleted the name of Owner Ganesh Gangadhar

Lele and Vishnu Shankar Lele name from the said land and name of Tenant i.e. Mr. Rama Babu Taras, (1/4 share) Maruti Shripati Chavan, (1/4 share) Malhari Vithu Taras, (1/4 share) and Bhagwan Sahadu Taras, (1/4 share) were recorded on 7/12 extract as owner. Ganesh Gangadhar Lele and Vishnu Shankar Lele has taken loan from bank. Ganesh Gangadhar Lele and Vishnu Shankar Lele name were entered on other right Column with amount.

V) As per Mutation Entry No. 1494 dtd. 19/03/1969 as per application given by Rama Babu Taras, Maruti Shripati Chavan, Malhari Vithu Taras, and Bhagwan Sahadu Taras and others have made partition.

As per the said partition

- 1) S.NO. 40/1 to 4/1 allotted to Malhari Vithu Taras
- 2) S.No.40/1 to 4/2A allotted to Bhagwan Sadhu Taras
- 3) S.No.40/1 to 4/2B allotted to Rama Babu Taras
- 4) S.No.40/1 to 4/3 allotted to Maruti Shripati Chavan

VI) Thereafter, M. E. No. 1496, dtd. 12/05/1969, records that, on implementation of The Maharashtra Weights and Measurement Act, 1958 and Indian Coinage Act, 1955 the area of aforesaid land was converted to Hectar/Aar and after conversion of area into metric system, the area of the said land.

VII) Thereafter, Mutation Entry No. 1531 as per Hu.No. A.L.T Kiwale/27, dtd.12/01/1970, as per section 32g Uppar Tahasidar Agriculture Land Tribunal Haveli enquiry had been done and thereafter order given to tenant i.e. Mr. Maruti Shripati Chavan paid amount Rs. 1306/- (Rs. One Thousand Three Hundred Six only) and thereafter 32 M Certificate issued in favour of Mr. Maruti Shripati Chavan; Name of owner i.e. Mr. Ganesh Gangadhar Lele and Vishnu Shankar Lele and his loan amount deleted on other rights record. Mr. Maruti Shripati Chavan was recorded as the owner of the property on 7/12 slope and confirmed it. And in other rights column 43C Permission Niyatrit Satta Prakar.

VIII) That Mutation Entry No. 1666 dtd. 25/06/1973 reveals that charge of Kiwale Vikas Karyakari Sahakari Society has been created on the said property.

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IX) That mutation Entry No. 2136 dtd. 10/02/1981 reveals charge created vide M.E. No. 1666 dtd. 25/06/1973 of Kiwale Vikas Karyakari Sahakari Society on the said property has been vacated. And name of Kiwale Vikas Karyakari Sahakari Society was deleted on the said 7/12.

X) That as per mutation Entry No. 5167 dtd. 16/04/1994 reveals that Mr. Maruti Shripati Chavan was expired on intestate leaving Six sons namely 1) Vitthal Maruti Chavan, 2) Vasnat Maruti Chavan, 3) Suresh Maruti Chavan, 4) Jaywant Maruti Chavan, 5) Ravindra Maruti Chavan, 6) Dasharth Maruti Chavan Dead ( His Heirs Usha Dashrath Chavan, Bhavesh Dashrath Chavan and Daughter Sandhya Dashrath Chavan ) Four Daughter namely 1) Smt. Leelawati Gajanan Thite, 2) Kalwati Maruti Jagtap, 3) Vaishali Jaysing Wakhare, 4) Meena Baban Birkar Due to the death of Maruti Shripati Chavan the said property i.e. Survey No. 40/1 to 4/3 is inherited by his aforesaid legal heirs and accordingly their name have been mutated in the record of rights

XI) That Mutation Entry No. 7662 on dtd. 08/07/2000 Mr. Ravindra Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property.

XII) That Mutation Entry No. 8400 dtd. 20/05/2002 Mr. Suresh Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property

XIII) That Mutation Entry No. 8698 dtd. 20/05/2002 Mr. Vasant Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property

XIV) That Mutation Entry No. 8939 on dtd. 01/06/2004 Mr. Ravindra Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property.

- XV) That mutation Entry No. 9398 dtd. 21/04/2006 reveals charge created vide M.E. No. 7662 dtd. 21/04/2006 of Kiwale Vikas Karyakari Sahakari Society on the said property has been vacated. And name of Kiwale Vikas Karyakari Sahakari Society was deleted on the said 7/12.
- XVI) That Mutation Entry No. 10223 on dtd. 02/02/2009 Mr. Ravindra Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property
- XVII) That Mutation Entry No. 10224 dtd. 02/02/2009 Mr. Suresh Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property
- XVIII) That as per mutation Entry No. 10989 dtd. 9/012/2010 reveals that Mr. Vitthal Maruti Chavan was expired on intestate leaving son namely 1) Sanjay Vitthal Chavan, Daughter Jayshree Suryakant Shinde, his widow Sulochana Vitthal Chavan. Due to the death of Vitthal Maruti Chavan his share of the said property i.e. Survey No. 40/1 to 4/3 is inherited by his aforesaid legal heirs and accordingly their name have been mutated in the record of rights
- XIX) That Mutation Entry No. 11857 dtd. 18/07/2012 Mr. Bhavesh Dashrath Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property
- XX) Thereafter, Mutation Entry No. 12808, Order No. rgd @daakoh @ 322/2015 dated 27/10/2015 from Upper Tehsildar Pimpri Chinchwad Haveli has been issued that Mr. Ravindra Maruti Chavan 03 H 32.3 out of Survey no. 40/1 to 4/3 The remark was reduced Kul Kayada Kalam 43 binding in the land filed on the side.

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XXI) That Mutation Entry No. 12895 dtd. 13/05/2016 Ravindra Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property

XXII) That Mutation Entry No. 12897 dtd. 05/05/2016 Suresh Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property

XXIII) 1) Kiwale Ravet Vikas Karyakari Sahakari Society on dtd. 22/02/2021 have been given No Objection Certificate (Clearance Certificate) in favour of Mr. Suresh Maruti Chavan. 2) Kiwale Ravet Vikas Karyakari Sahakari Society on dtd. 22/02/2021 have been given No Objection Certificate in favour of Mr. Bhavesh Dashrath Chavan, 3) Kiwale Ravet Vikas Karyakari Sahakari Society on dtd. 01/04/2021 have been given No Objection Certificate in favour of Ravindra Maruti Chavan.

XXIV) That as per mutation Entry No. 13602 Mr. Ganesh Maruti Jagtap given application dtd. 08/01/2019 that Smt. Kalawati Maruti Jagtap was expired on dtd. 15/03/2018 intestate leaving son namely 1) Ganesh Maruti Jagtap, Maruti Bhagwant Jagtap, Surekha Ravsaheb Deshmukh, Sunita Ravsaheb Dhokale, sangita Ankush Jadhav Sandhya Vinayak Kale, Savita Suresh Shelake Due to the death of Kalawati Maruti Jagtap her share of the said property i.e. Survey No. 40/1 to 4/3 is inherited by her aforesaid legal heirs and accordingly theirs name have been mutated in the record of rights

XXV) That as per mutation Entry No. 13634 Mr. Anil Vasant Chavan given application dtd. 20/02/2019 that Vasant Maruti Chavan was expired on dtd. 25/10/2017 intestate leaving his widow Kusum Vasant Chavan, his daughter Sushila Ashok Jagtap, Nirmala Sanjay Kale, Rajshree Rajendra Deshamukh, Sadhana Machhindra Jagtap, sons

namely 1) Anil Vasant Chavan, 2) Avinash Vasant Chavan. Due to the death of Vasant Maruti Chavan his share of the said property i.e. Survey No. 40/1 to 4/3 is inherited by his aforesaid legal heirs and accordingly their name have been mutated in the record of rights

XXVI) That Mutation Entry No. 13876 dtd. 15/04/2019 Bhavesh Dasharath Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property.

XXVII) That Mutation Entry No. 13881 dtd. 08/10/2019 Suresh Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property.

XXVIII) That Mutation Entry No. 13882 dtd. 08/10/2019 Ravindra Maruti Chavan taken loan of Kiwale Ravet Vikas Karyakari Sahakari Society has been created on the said property.

XXIX) That as per Mutation Entry No. 14239 dtd. 25/04/2019 Case No 512/2017 Between Leelawati Gajanan Thite and Vitthal Maruti Chavan Through its heirs and others, compromised, settle their dispute and Passed a Decree Order. As per the said Decree Order the Said Property was divided in following manner :-

S.No. 40/1/4/3 Total area 3.3230 H. R. Sq.mtr, out of it

- 1) Vitthal Maruti Chavan Through its legal heirs 1a) Sulchana Vitthal Chavan, 1b) Sanjay Vitthal Chavan, 1c) Jayshree Suryakant Shinde, 1d) Rajshree Sanjay Deshmukh, area admeasuring 0.4866 HR
- 2) Jaywant Maruti Chavan area admeasuring 0.4866 HR
- 3) Vasant Maruti Chavan Through its legal heirs 3a) Kusum Vasant Chavan, 3b) Anil Vasant Chavan, 3c) Avinash Vasant Chavan, 3d) Sushila Ashok Jagtap, 3e) Nirmala Sanjay Kale, 3f) Rajshree Rajendra Deshmukh, 3g) Sadhana Machhindra Jagtap area admeasuring 0.4866 HR
- 4) Suresh Maruti Chavan area admeasuring 0.4866 HR

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- 5) Ravindra Maruti Chavan area admeasuring 0.4866 HR
- 6) Usha Dasharth Chavan, Bhavesh Dashrath Chavan, Sandhya Kadam area admeasuring 0.4866 HR
- 7) Kalawati Maruti Jagtap Through its legal heirs 7a) Ganesh Maruti Jagtap, 7b) Surekha Ravsaheb Deshmukh, 7c) Sunita Ravsaheb Dhokale, 7d) Sangita Ankush Jadhav, 7e) Sandhya Vinayak Kale, 7f) Savita Suresh Shelke, 8) vaishali Jaysing Wakhare, 9) Meena Babanrav Virkar and Leelawati Gajanan Thite common area 0.4000 HR (In order to match the area on 7/12, the remaining area of 34 sq. M was divided into all).

XXX) That the said owner **Suresh Maruti Chavan** has gifted the property admeasuring 00 hector 48.71 R out of of Survey No. 40/1/4/3 at Village **Kiwale (Malwadi)**, Tal. Haveli, Dist. Pune to **Jitendra Ravindra Chavan, swapnil Ravindra Chavan**, on 24/02/2021 by registered **Gift Deed**, which Gift Deed is registered with sub - registrar **Haveli No. 26** at Sr. No. **3135/2021** dated **24/02/2021**.

XXXI) That the said owner **Ravindra Maruti Chavan** has gifted the property admeasuring 00 hector 41.55 R out of 00 hector 97.42 R of Survey No. 40/1/4/3 at Village **Kiwale (Malwadi)**, Tal. Haveli, Dist. Pune to **Jitendra Ravindra Chavan, swapnil Ravindra Chavan**, on 21/05/2021 by registered **Gift Deed**, which Gift Deed is registered with sub - registrar Haveli No. 16 at Sr. No. **7235/2021** dated **21/05/2021**. Thus by virtue of the gift deed the said property and accordingly his names was recorded by **mutation entry no 14345**.

XXXII) That the said **Ravindra Maruti Chavan, Usha Dashrath Chavan, Bhavesh Dashrath Chavan, Sandhya Ajay Kadam** made Exchange Deed Between them. Ravindra Maruti Chavan area

admeasuring 2225.62 sq, mtr out of 00 hector 55.87 R and **Usha Dashrath Chavan, Bhavesh Dashrath Chavan, Sandhya Ajay Kadam** area admeasuring 2225.62 sq, mtr out of 00 hector 48.71 R of **Survey No. 40/1/4/3** at Village **Kiwale (Malwadi)**, Tal. Haveli, Dist. Pune by registered **Exchange Deed**, which Exchange Deed, is registered with sub - registrar Haveli No. 9 at Sr. No. 7722/2021 dated 29/10/2021.

XXXIII) The said owners **Jaywant Maruti Chavan and others** wanted to develop their respective share of the properties bearing **Survey No. 40/1/4/3(P)** admeasuring **3528.776 sq. mtrs** being and lying at Village **Kiwale, Tal. Haveli, Dist. Pune** and due to lack of fund and construction knowledge, hence they have entered into a **Development Agreement** on 28/05/2021, with **Siddhivinayak Land Marks registered partnership firm** having its Partner **Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras** for developing, disposing etc., the said property, which **Development agreement** is registered with **Sub-Registrar Haveli No. 5** at sr.no. 5525/2021, at the same day the said owner given **Irrevocable Power of Attorney** as per sr.no. 5526/2021 dated 28/05/2021 as per this **Development agreement** and **Irrevocable Power Of Attorney Siddhivinayak Land Marks registered partnership firm** having its Partner **Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras** empowered them to construct a building consisting of various flat/shop/godowns on the said property and to sell the same to various prospective purchasers and to receive the sale proceeds from them.

XXXIV) **Thereafter** The said owners i.e. **Bhavesh Dasharath Chavan, (Through Natural Guardians of Niraj Bhavesh Chavan and Nikita Bhavesh Chavan), Jyoti Bhavesh Chavan, Usha Dashrath**

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**Chavan, Sandhya Ajay Kadam** wanted to develop their respective share of the properties bearing **Survey No. 40/1/4/3(P)** admeasuring **656.21 sq. mtrs** being and lying at **Village Kiwale, Tal. Haveli, Dist. Pune** and due to lack of fund and construction knowledge, hence they have entered into a **Development Agreement** on **03/02/2022**, with **Siddhivinayak Land Marks** registered partnership firm having its Partner **Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras** for developing, disposing etc., the said property, which **Development agreement** is registered with **Sub-Registrar Haveli No. 5** at **sr.no. 2177/2022**, at the same day the said owner given **Irrevocable Power of Attorney** as per **sr.no. 2178/2022** dated **04/03/2022** as per this **Development agreement** and **Irrevocable Power Of Attorney** **Siddhivinayak Land Marks** registered partnership firm having its Partner **Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras** empowered them to construct a building consisting of various flat/shop/godowns on the said property and to sell the same to various prospective purchasers and to receive the sale proceeds from them.

XXXV) **Thereafter** The said owners i.e. **Ravindra Maruti Chavan, Savita Ravindra Chavan, Jitendra Ravindra Chavan(Through Natural Guardian of Veda Jitendra Chavan), Mangal Jitendra Chavan, Swapnil Ravindra Chavan, Ashwini RAJESH Fadtare, Meera Vijay Gaikwad, Chaitali Swapnil Chavan (Before marriage Name Chaitali Vitthal Kale)** wanted to develop their respective share of the properties bearing **Survey No. 40/1/4/3(P)** admeasuring **5587 sq. mtrs** being and lying at **Village Kiwale, Tal. Haveli, Dist. Pune** and due to lack of fund and construction knowledge, hence they have entered into a **Development Agreement** on **03/02/2022**, with **Siddhivinayak Land Marks** registered partnership firm having its Partner **Prakash**

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Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras for developing, disposing etc., the said property, which **Development agreement** is registered with **Sub-Registrar Haveli No. 5 at sr.no. 2179/2022, at the same day** the said owner given Irrevocable Power of Attorney as per sr.no. 2180/2022 dated 04/03/2022 as per this Development agreement and Irrevocable Power Of Attorney **Siddhivinayak Landmarks** registered partnership firm having its Partner Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras empowered them to construct a building consisting of various flat/shop/godowns on the said property and to sell the same to various prospective purchasers and to receive the sale proceeds from them.

**2. POSSESSION :-** It appears from the documentary records that Mr Jaywant Maruti Chavan and others, Mr Ravindra Maruti Chavan and others, Mr Bhavesh Dashrath Chavan and others are having true and legal possession of the said land and present Developers i.e. M/s \_Siddhivinayak Land Marks registered partnership firm having its Partner Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras is having possession for the purpose of Development of the said land.

**3. Encumbrances :-** Relying on and after the scrutiny of the documents and presuming that the contents of the aforesaid documents to be true and correct, I am the opinion that M/s \_Siddhivinayak Land Marks registered partnership firm having its Partner Prakash Hastimal Gadiya, Rohan Rajan Sabale, Tushar Dattatray Taras have acquired developments rights of land at. S. No. 40/1/4/3(P) admeasuring area 9771.986 sq.mtrs. said land and the title of the said land is valid, clear and marketable subject to whatever has been mentioned herein above.

**4. Note:** This Opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said land or

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any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said land and have no liability in respect of anything, which would have been ascertained by me only upon any personal inspection of the said land.

Date: 15 July 2022



Advocate

Archana Joshi

(Stamp)

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