

PRADIP A. NIMBALKAR

B.A.L.L.B., D.L.L. & L.W.
Advocate & Notary (Govt. Of India)



ROHAN P. NIMBALKAR

B.S.L., LL.B. (ADVOCATE)

OFFICE :-

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Time : 10-00 a.m. To 2-00 p.m.
7-00 p.m. To 9-00 p.m.

Ref. No. :

Date :

29 OCT 2022

FORMAT - A

(Circular No. :- 28/2021)

To

Maharashtra Real Estate Regulatory Authority
6th and 7th Floor, Housefin Bhavan, Plot no C-21, E Block
Bandra Kurla Complex, Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to the

- a) S no 41/3A/1 area 27R
- b) S no 41/2B/2/1 area 18.75R
- c) S no 41/1B/2/1/1 area 11R
- d) S no 40/4B area 4.23R
- e) S no 41/1B/2/1/1 area 20R
- f) S no 40/4B area 57.5
- g) S no 40/4B area 58.5
- h) S no 40/2/3A area 42R
- i) S no 40/2/3B area 28R

Gaon Rahatni Taluka - Haveli, District - Pune, within the
limits of Pimpri Chinchwad Municipal Corporation
within the jurisdiction of sub-registrar Haveli Pune

(hereinafter referred as the said plot)

Register A. D.

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I have investigated the title of the said plot on the request of M/S VARDHAMAN ASSOCIATES THROUGH ITS PARTNER MR PRAKASH BHIKAMCHAND CHHAJED , R/at -S no 109,Kalewadi Main road ,Pune 411017 and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 issued by Talathi Office
- 4) Commencement Certificate and revised certificate
- 5) Search Report for 30 years from 1993 till 2022

2.THE DOCUMENTS PERTAINING TO THE LAND UNDER THE PRESENT TITLE REPORT

- A) Development Agreement and Power of Attorney dated 22/11/2017 registered at sub registrar Haveli no. 26 having no. 12860/2017 and 12861/2017 ,dated 27/02/2018 registered at sub registrar Haveli no. 26 having no. 2258/2018 and 2259/2018 , dated 19/05/2021 registered at sub registrar Haveli no. 18 having no. 8007/2021 and 8008/2021,dated 25/03/2021 registered at sub registrar Haveli no. 18 having no. 6272/2021 and 6273/2021,
- B) Sale deed and Power of Attorney dated 13/07/2021 registered at sub registrar Haveli no. 25 having no. 8912/2021 and 8913/2021 ,dated 06/11/2020

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registered at sub registrar Haveli no. 18 having no. 12529/2020 and 12530/2020
dated 01/06/2018 registered at sub registrar Haveli no. 26 having no.
6722/2018 and 6723/2018, dated 29/03/2019 registered at sub registrar Haveli
no. 18 having no. 4442/2019 and 4443/2019

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 VARDHAMAN ASSOCIATES THROUGH ITS PARTNER
MR PRAKASH BHIKAMCHAND CHHAJED is clear, marketable and
without any encumbrances.

4. Owners of the land :-

A) PROPERTY OF Shrikant Dashrath Khule and others

i) All THAT piece and parcel of land bearing Survey no 40/4B
having total area about 01 hectare 56 R out of which area about
00 Hectare 58.5 R, situate at village Rahatni Tal. Haveli, Dist. Pune,
within the Sub-Registrar of Haveli, District Pune and within the
local limits of Pimpri Chinchwad Municipal Corporation, which is
bounded by as under

On or towards East : S no 40/4B part property of

Mr Shriram Dashrath Khule

On or towards South : S no 40/4A part property of

Mr Sunil Adwani

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On or towards West : S no 40/2/3A part property of

Mr Khandu Dagadu Kokane

On or towards North : Main road of Rahatni Gaon

B) PROPERTY OF Shriram Dashrath Khule and others

ii) All THAT piece and parcel of land bearing Survey no 40/4B having total area about 01 hectare 56 R out of which area area about 00 Hectare 57.5 R, situate at village Rahatni Tal. Haveli, Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded by as under

On or towards East : Road and S no 40/4B part property of

Mr Shriram D Khule and

Mr Nakhate, Kokane and Vaidh

: Property of Royal Emperio

On or towards West : S no 40/4B part property of

Mr Shrikant D Khule

On or towards North : Main road of Rahatni Gaon

C) PROPERTY OF M/s Vardhaman Associates and others

iii) All THAT piece and parcel of land bearing Survey no 40/4B having total area about 00 hectare 4.23 R, situate at village Rahatni Tal. Haveli, Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded by as under

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On or towards East : S no 40/4B part property of
Mr Shriram Dashrath Khule

On or towards South : S no 40/4A part property of
Five Star Constructions

On or towards West : Property of Mr Dagadu and Gulab Kokane

On or towards North : Main road of Rahatni Gaon and
property of Mr Shrikant D Khule

D) PROPERTY OF Shriram Dashrath Khule and others

iv)All THAT piece and parcel of land bearing Survey no 40/1B/2/1/1 having total area about 00 hectare 22 R Potkharaba 11R out of which area area about 00 Hectare 20 R , situate at village Rahatni Tal. Haveli. Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded by as under

On or towards East : Road and S no 41 part property

On or towards South : S no 5

On or towards West : S no 40 part property of Khule

On or towards North : Property of Mr Prakash Veidh Guruji

E) PROPERTY OF Khandu D Kokane and others

v)All THAT piece and parcel of land bearing Survey no 40/2/3A having total area about 00 hectare 42 R and Survey no 40/2/3B having total area about 00 hectare 28 R TOTAL area about 00 Hectare 70 R , situate at village Rahatni Tal. Haveli. Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is amalgamated and bounded by as under

On or towards East : Property of Mr Khule

On or towards South : Property of Mr Kapse

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On or towards West : Property of Mr Kapse

On or towards North : D.P Road

F) PROPERTY OF M/s Vardhaman Associates and others

vi) All THAT piece and parcel of land bearing Survey no 41/1B/2/1/1 having total area about 00 hectare 22 R Potkharaba 11R out of which area about 00 Hectare 11 R. situate at village Rahatni Tal. Haveli, Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded by as under

On or towards East : Road and S no 41 part property

On or towards South : Property of S no 5

On or towards West : S no 40 part property of Mr Khule

On or towards North : Property of Mr Prakash Veidh Guruji

G) PROPERTY OF M/s Vardhaman Associates and others

vii) All THAT piece and parcel of land bearing Survey no 41/2B/2/2/1 having total area about 00 hectare 18 R Potkharaba 00.75R Total area about 00 Hectare 18.75 R. situate at village Rahatni Tal. Haveli, Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded by as under

On or towards East : Road and S no 41 part property

On or towards South : Property of Dattu K Koli and Gawarne

On or towards West : S no 40 part property of Mr Shriram Khule

On or towards North : Property of Mrs Suman Vilas Veidh

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H) PROPERTY OF M/s Vardhaman Associates and others

viii) All THAT piece and parcel of land bearing Survey no 41/1B/2/1/1 having total area about 00 hectare 67R Potkharaba 01R out of which area area about 00 Hectare 33 R out of which area area about 00 Hectare 27 R, situate at village Rahatni Tal. Haveli, Dist. Pune, within the Sub-Registrar of Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded by as under

On or towards East	: Road and S no 41 part property
On or towards South	: Property of S no 5 and 6meter road
On or towards West	: S no 41 part property of Mr Khule
On or towards North	: Property of Mr Prakash Veidh Guruji

Brief History:-

- j) S no 41/3A/1 area 27R
- k) S no 41/2B/2/1 area 18.75R
- l) S no 41/1B/2/1/1 area 11R
- m) S no 40/4B area 4.23R

got Development Rights = of the property

- n) S no 41/1B/2/1/1 area 20R
- o) S no 40/4B area 57.5
- p) S no 40/4B area 58.5
- q) S no 40/2/3A area 42R
- r) S no 40/2/3B area 28R

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5. SEARCH FOR SCHEDULE OF PROPERTY I

Search of property described in Schedule of Property as below

i) Survey no 40/4B having total area about 01 hectare 56 R out of which area about 00 Hectare 57.5 R and area about 00 Hectare 58.5 R and area about 4.23 R Whereas the property at Survey no 40/4 area about 5 ekar 33 gunthe originally belonged to Mr Bala Gangaram Khule who without making any will expired on 1/5/1936 after Mr Bala Gangaram Khules death the said property was transferred to his sole legal heir one Mr Shripati Bala Khule and his name was registered in 7/12 extract by mutation entry no 343

Whereas thereafter Mr Shripati Bala Khule sold 2 acres of south facing land from survey no 40/4 to Mrs Manjulabai Bhiva Nakhate and thereafter the said Survey no 40/4 was divided into 2 parts 40/4A for 2 acres of Mrs Manjulabai Bhiva Nakhate share and the remaining property was given survey no 40/4B and two independent 7/12 extracts were made so thereafter Mrs Manjulabai Bhiva Nakhate became owner of survey no 40/4A and Mr

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Shripati Bala Khule became owner of land having survey no 40/4B in 7/12
extract by mutation entry no 486

Whereas thereafter Mr Shripati Bala Khule without making any
will expired on 10/2/1951 leaving behind two legal heirs his sons namely 1)
Dashrath Shripati Khule 2) Balwant Shripati Khule and their names were
registered in 7/12 extract of 40/4B by mutation entry no 618

Whereas thereafter as per Maharashtra weight and measures
enforcement act 1958 and Indian coinage Act 1955 as per the order of District
Superintendent as per the survey the said Survey no 40/4B area 3 Acre 33
gunthe was changed to survey no 40/4B area 1 Hectare 56 R and it was
mutated in 7/12 extract by mutation entry no 1008

Whereas thereafter 1) Dashrath Shripati Khule 2) Balwant Shripati
Khule made an application to Tahsildar to part their respective lands so the
said Tahsildar by an order dated 05/09/1977 having no SR/CAVI/1939 gave land
having survey no 40/4B having area about 01 hectare 56 R to Mr Dashrath
Shripati Khule in this way Mr Dashrath Shripati Khule became owner of landed
property of survey no 40/4B having area about 01 hectare 56 R and his name
was registered in 7/12 extract by mutation entry no 1191

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Whereas thereafter the said Mr Dashrath Shripati Khule expired without making any will on 20/1/1992 and his wife Nanubai Dashrath Khule also expired on 30/7/2002 without making any will leaving behind their legal heirs sons namely 1) Shrikant Dashrath Khule 2) Shriram Dashrath Khule and their names were registered in 7/12 extract by mutation entry no 7522

Whereas thereafter 1) Shrikant Dashrath Khule 2) Shriram Dashrath Khule gave area about 00 hectare 19.5 R out of the total land in survey no 40/4B to M/s Ram India Mittal Associates by a registered Development Agreement and power of Attorney dated 10/06/2005 registered at sub registrar haveli no 14 having no 4013/2005 and 4014/2005 respectively but due to economical problems M/s Ram India Mittal Associates was unable to develop the said land so the said land was further given for development by M/s Ram India Mittal Associates with the consent of 1) Shrikant Dashrath Khule 2) Shriram Dashrath Khule to Five Star Constructions dated 11/07/2006 by a

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Development Agreement and power of Attorney dated 11/07/2006 registered
at sub registrar haveli no 19 having no 4895/2006 and 4896/2006

Whereas thereafter 1) Shrikant Dashrath Khule 2) Shriram Dashrath
Khule gave area about 00 hectare 15.27 R out of the total land in survey no
40/4B to Five Star Constructions by a Development Agreement and power of
Attorney dated 29/04/2006 registered at sub registrar haveli no 08 having no
3396/2006 and 3397/2006

Whereas thereafter there was oral partition between Mr Shrikant
Dashrath Khule and Mr Shriram Dashrath Khule and as per oral partition out of
the total area of 1Hectare 21.23 R Mr Shrikant Dashrath Khule got area about
00 hectare 58.5 R in this way Mr Shrikant Dashrath Khule became owner of the
said landed property described in schedule of property and Mr Shriram
Dashrath Khule got area about 00 hectare 60.615 R and where as to bring the
partition to effect Mr Shriram Dashrath Khule gave Power of attorney to his

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brother Mr Shrikant Dashrath Khule dated 16/06/2005 registered at sub
registrar haveli no 14 having no 4010/2005

Whereas thereafter Mr Shrikant Dashrath Khule and others wanted to
develop the said land at survey no 40/4B area 00 Hectare 58.5 R so they
registered Development Agreement and power of attorney dated 22/11/2017
registered at sub registrar haveli no 26 having register no as 12860/2017 and
12861/2018 in favour of M/s Vardhaman Associates partnership firm having its
partner MR PRAKASH BHIKAMCHAND CHHAJED in this way M/s Vardhaman
Associates got development rights of the said property having survey no
40/4B area 00 Hectare 58.5 R

Whereas thereafter Mr Shriram Dashrath Khule and others wanted to
develop the said land at survey no 40/4B area 00 Hectare 57.5 R out of the land
about 00 Hectare 60.615 R so they registered Development Agreement and
power of attorney dated 27/02/2018 registered at sub registrar haveli no 26
having register no as 2258/2018 and 2259/2018 in favour of M/s Vardhaman

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Associates partnership firm having its partner MR PRAKASH BHIKAMCHAND CHHAJED in this way M/s Vardhaman Associates got development rights of the said property having survey no 40/4B area 00Hectare 57.5 R.

Whereas thereafter Mr Shrikant Dashrath Khule and others wanted to develop the said land at survey no 40/4B area 00 Hectare 4.23 R out of the land about 00 Hectare 60.615 R so they registered Development Agreement dated 09/07/2007 and power of attorney dated 09/07/2007 registered at sub registrar haveli no 19 having register no as 05338/2007 and 5339/2007 in favour of M/s Five Star Constructions a partnership firm through its partner Manohar Jaduram Ferwani and Whereas on the basis of power of attorney the said M/s Five Star Constructions a partnership firm through its partner Manohar Jaduram Ferwani sold the said land to M/s Vardhaman Associates partnership firm having its partner MR PRAKASH BHIKAMCHAND CHHAJED by a sale deed dated 22/03/2019 registered at sub registrar haveli no 18 having register no as 4442/2019 in this way M/s Vardhaman Associates got development rights of the said property having survey no 40/4B area 00Hectare 4.23 R and their names were mutated in 7/12 extract by mutation entry no 31354
ii) survey no 41/3A/1 having owners total area about 00 hectare 33R out of which area about 00 hectare 27 R

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Whereas out of the said total land of survey no 41/3A/1 the land area of about 00hectare 15 R originally belonged to Malien Mayan Thomas and others

Malien Mayan Thomas and others through them power of attorney holder Mr Ramchandra Laxman Varpe gave the said land by Development Agreement and power of attorney to 1) Shriram Dashrath Khule 2) Rajendra Shriram Khule 3) Gajanan Shriram Khule 4) Mangesh Shriram Khule who as power of attorney holder and as developer registered Sale deed dated 25/10/2013 registered at sub registrar haveli no 17 having register no as 8827/2013 and their names were registered in 7/12 extract by mutation entry no 27522

AND Whereas out of the said total land of survey no 41/3A/1 the land area of about 00hectare 18 R originally belonged to Shivhari Mahavir Prasad Halan and others

Shivhari Mahavir Prasad Halan and others through them power of attorney holder Mr Shivhari Mahavir Prasad Halan gave the said land by Development Agreement and power of attorney to 1) Shriram Dashrath Khule 2) Rajendra Shriram Khule 3) Gajanan Shriram Khule 4) Mangesh

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Shriram Khule who as power of attorney holder and as developer registered Sale deed dated 25/10/2013 registered at sub registrar haveli no 17 having register no as 8826/2013 and their names were registered in 7/12 extract by mutation entry no 27523

Whereas thereafter Mr Rajendra Shriram Khule Expired without making any will leaving behind his legal heirs namely 1) Mrs Varsha Rajendra Khule 2) Rushikesh Rajendra Khule 3) Rutuja Rajendra Khule

Whereas thereafter Mr 1) Shriram Dashrath Khule and others and their legal heirs sold the said property having survey no 41/3A/1 the land area of about 00hectare 18 R and Whereas out of the said total land of survey no 41/3A/1 the land area of about 00hectare 15 R i.e total area about 00Hectare 33R out of which area about 00Hectare 27 R to one M/s Vardhaman Associates through its partner Mr Prakash Bhikamchand Chhajed by sale deed dated 01/06/2018 registered at sub registrar haveli no 26 having register no as 6722/2018 and the names were registered in 7/12 extract by mutation entry no 30458

iii) survey no 41/1B/2/1/1 having owners area about 00 hectare 20 R Whereas the said property originally belonged to Hiraman Shivram Gaware which after his death was transferred to his legal heirs namely

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Satyawan Hiraman Gaware ,Kunda Ramesh Chapale ,Bajrang Hiraman Gaware ,Dilip Hiraman Gaware ,Rakhma Hiraman Gaware and their names were mutated in 7/12 extract by mutation entry no 30277

Whereas thereafter Rakhma Hiraman Gaware and others sold 00 Hectare 20 R land to one Mr Yogesh Subhash Nalawade by a sale deed dated 14/03/2018 register at haveli no 19 having register no as 3341/2018 and his name was register in 7/12 extract by mutation entry no 30524

Whereas thereafter Mr Yogesh Subhash Nalawade sold the said property to Mr Shriram Dashrath Khule and others by a Sale deed dated 06/11/2020 register at haveli no 18 having register no as 12575/2020 and their names were register in 7/12 extract by mutation entry no 32327

Whereas thereafter Mr Shriram Dashrath Khule and others gave development rights of the said property to M/s Vardhaman Associates through its partner Mr Prakash Bhikamchand Chhajed by Development agreement and power of attorney dated 19/05/2021 having register no as 8007/2021 and 8008/2021 register at sub registrar haveli no 18 iv) survey no 41/1B/2/1/1 having owners area about 00 hectare 11 R Potkharaba

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ROHAN P. NIMBALKAR

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Time : 10:00 a.m. To 2:00 p.m.
7:00 p.m. To 9:00 p.m.

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Whereas the said property originally belonged to Hiraman Shivram Gaware which after his death was transferred to his legal heirs namely Satyawan Hiraman Gaware ,Kunda Ramesh Chapate ,Bajrang Hiraman Gaware ,Dilip Hiraman Gaware ,Rakhma Hiraman Gaware and their names were mutated in 7/12 extract by mutation entry no 30277

Whereas thereafter Rakhma Hiraman Gaware and others sold 00 Hectare 11 R potkharaba land to one M/s Vardhaman Associates through its partner Mr Prakash Bhikamchand Chhajed by a sale deed dated 13/07/2021 register at haveli no 25 having register no as 8912/2021 and his name was register in 7/12 extract by mutation entry no 33087

v) survey no 41/2B/2/1 having owners area about 00 hectare 18R +0.75 R Potkharaba

Whereas the said property belonged to Dattu Gangaram Koli who expired dated 25/09/1974 leaving behind his legal heir namely Mr Kaluram Dattu Koli and his name was register in 7/12 extract by mutation entry no as 1174

Whereas Late Mr Kaluram Dattu Koli expired leaving behind legal heirs namely Son Devram Kaluram koli and daughter Mrs Sonali Raju Rajane and

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and their name was register in 7/12 extract by mutation entry no as
19604

Whereas thereafter Mr Devram Kaluram koli (Head Of family) and Mrs Sonali Raju Rajane sold the said property to one M/s Red Reality through its partner Salim Said Shaikh by a sale deed dated 21/02/2015 register at sub registrar haveli no 9 having register no as 1273/2015 and his name was mutated in 7/12 extract by entry no 28728

Whereas thereafter M/s Red Reality through its partner Salim Said Shaikh sold the said property to one M/s Vardhaman Associates through its partner Mr Prakash Bhikamchand Chhajed by a sale deed dated 06/11/2020 register at sub registrar haveli no 18 having register no as 12529/2020 and his name was mutated in 7/12 extract by entry no 32328

vi) survey no 40/2/3A area about 00hectare 42R

Whereas the property about 1 Ekar 02 gunthe having S no 40/2/3A belong to Mr Nana Govind Kokane who expired without making any will dated 01/09/1957 leaving behind legal heirs namely 1 Mrs Sundarabai Nana Kokane 2 Dagdu Nana Kokane 3) Sonubai Genu Dhore and their names were register in 7/12 extract by mutation entry no 1001

Whereas as per Enforcement Act 1958 and Nane kayada

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1955 the said Gunthe and Ekar were converted to Hectare and AAR so the property of 1 Ekar 02 gunthe was converted to 00hectare 42 R by mutation entry number 1008

Whereas thereafter by an application to mutate the names of Mrs Sonubai genu Dhore and reduce name of Late Sundarbai Nana Kokane who expired dated 06/06/1962 by Dagadu Nana Kokane the names were mutated as per mutation entry number 1041 in 7/12 extract

Whereas by an application by Sonubai Genu Dhore her name was reduced from others right column by mutation entry no 1102

Whereas thereafter Dagadu Nana Kokane expired dated 22/04/2011 and names of his legal heirs namely 1) Khandu Dagadu Kokane 2) Rahul Dagadu Kokane were mutated in 7/12 extract by entry no 26012

Whereas thereafter 1) Khandu Dagadu Kokane 2) Rahul Dagadu Kokane wanted to develop the said property so registered Development Agreement dated 25/03/2021 register at haveli no 18 having register no as 6272/2021 in favour of M/s Vardhaman Associates through its partner Mr Prakash Bhikamchand Chhajed

vii) survey no 40/2/3B area about 00hectare 28 R

Whereas the said property belonged to Kondiba Tukaram Kokane ,Mr Kondiba and Maruti Tukaram Kokane parted the said property orally and as per oral partition the said property having S no 40/2/3B area 28 came

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to share of Maruti Tukaram Kokane and his name was mutated in 7/12
extract by Mutation entry no 364

Whereas Late Maruti Tukaram Kokane expired without making
any will

leaving behind legal heirs namely Shevantabai Maruti Kokane and her
name was register in 7/12 extract by mutation entry no 408

Whereas as per Enforcement Act 1958 and Nane kayada 1955
the said Gunthe and Ekar were converted to Hectare and AAR so the
property of 00 Ekar 28 gunthe was converted to 00 hectare 28 R by
mutation entry number 1008

Whereas Late Shevantabai Maruti Kokane expired without making
any will leaving behind legal heirs namely Anjanabai Kisan Waghare and
Chandrabhaga Baburao kadam and their name was register in 7/12
extract by mutation entry no 1873

Whereas thereafter Chandrabhaga Baburao kadam sold 5R
property to one Mrs Sulba Rahul kokane by a sale deed dated
19/03/1996 register at sub registrar haveli no 5 having no as 2254/1996
and her name was register in 7/12 extract by mutation entry no 8928

Whereas thereafter Chandrabhaga Baburao kadam sold 5R property to
one Mrs Kalpana Khandu Kokane by a sale deed dated 15/03/1996
register at sub registrar haveli no 5 having no as 2001/1996 and her
name was register in 7/12 extract by mutation entry no 8929

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Whereas thereafter Chandrabhaga Baburao kadam and Balasaheb Baburao kadam through them POA holder Rahul Dagadu Kadam sold 5R property to one Mrs Kalpana Khandu Kokane by a sale deed dated 19/06/1996 register at sub registrar haveli no 5 having no as 4548/1996 and her name was register in 7/12 extract by mutation entry no 9712

Whereas thereafter Chandrabhaga Baburao kadam and Balasaheb Baburao kadam through them POA holder Rahul Dagadu Kadam sold 5R

property to one Mrs Sulbha Rahul kokane by a sale deed dated 26/06/1996 register at sub registrar haveli no 5 having no as 4743/1996 and her name was register in 7/12 extract by mutation entry no 9713

Whereas thereafter Chandrabhaga Baburao Kadam and Balasaheb Baburao Kadam through them POA holder Rahul Dagadu Kadam sold 4R property to one Mr Sagar Khandu Kokane by a sale deed dated 20/10/1997 register at sub registrar haveli no 5 having no as 8990/1997 and his name was register in 7/12 extract by mutation entry no 9712

Whereas thereafter Chandrabhaga Baburao Kadam and Balasaheb Baburao Kadam through them POA holder Rahul Dagadu Kadam sold 4R property to one Mr Swapnil Rahul Kokane by a sale deed dated 20/10/1997 register at sub registrar haveli no 5 having no as

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8991/1997 and his name was register in 7/12 extract by mutation entry
no 10567

Whereas thereafter Daughter of Rahul Dagadu Kokane namely
Mrs Priyanka Abhay Dhore (Priyanka Rahul Kokane) released her rights
to Mr Swapnil Rahul Kokane by release deed dated 15/12/2016
register at sub registrar haveli no 18 having no as 16503/2016 and his
name was register in 7/12 extract b

Whereas thereafter Daughter of Khandu Dagadu Kokane
namely Mrs Kiniti Nitin Nakhate and Komal Suraj Kate released their
rights to Mr Sagar Khandu Kokane by release deed dated 15/12/2016
register at sub registrar haveli no 18 having no as 16504/2016 and his
name was register in 7/12 extract

Whereas thereafter Whereas thereafter 1) Khandu Dagadu
Kokane 2) Rahul Dagadu Kokane and others wanted to develop the said
property so registered Development Agreement dated 25/03/2021
register at haveli no 18 having register no as 6272/2021 in favour of M/s
Vardhaman Associates through its partner Mr Prakash Bhikamchand
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7. SANCTION

Whereas thereafter got Non Agriculture N.A order dated 07/01/2019 having order no as JAMIN/NA/SR/01/2019

Whereas Thereafter Sanctioned plan from Pimpri Chinchwad Municipal Corporation having Commencement Certificate no as BP/RAHATNI/128/2018 dated 07/12/2018 and revised the same with Commencement no as BP/RAHATNI/30/2022 Dated 31/03/2022
AND Thereafter Got Environmental Clearance Certificate from Competent Authority

8. ACQUISITION OF DEVELOPMENT RIGHTS BY M/S VARDHAMAN

ASSOCIATES

It is seen that M/S VARDHAMAN ASSOCIATES THROUGH ITS PARTNER MR PRAKASH BHIKAMCHAND CHHAJED got Development Rights by Development Agreement and Power of Attorney dated 22/11/2017 registered at sub registrar Haveli no. 26 having no. 12860/2017 and 12861/2017 ,dated 27/02/2018 registered at sub registrar Haveli no. 26 having no. 2258/2018 and 2259/2018 , dated 19/05/2021 registered at sub registrar Haveli no. 18 having no. 8007/2021 and 8008/2021,dated 25/03/2021 registered at sub registrar Haveli no. 18 having no. 6272/2021 and 6273/2021.

9. LITIGATION

Nil

10.) The Present Title Report issued solely on the basis of photocopies of the document provided by my client and search taken at respective registrations offices by my colleagues .I was not provided with any original

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29 OCT 2022

copies of the documents and therefore I presume that the photocopies are the accurate photo copies of the original

A) Qualifying comments / remarks if any :- Nil

3/- The report reflecting the flow of the title of the Mr. SHRIKANT DASHRATH KHULE,MR KUNDAN SHRIKANT KHULE,MRS NISHA SHRIKANT KHULE,MR KIRAN SHRIKANT KHULE,MISS SMITA SHRIKANT KHULE(MRS SMITA VISHAL BHISE),MR.KUMAR SHRIKANT KHULE,MISS.SNEHAL SHRIKANT KHULE,MR.SHIRIRAM DASHRATH KHULE,MRS ARUNA SHIRIRAM KHULE,MRS VARSHA RAJENDRA ALIES RAJESH KHULE,(FOR HERSELF AND NATURAL GURDIAN FOR MASTER RUSHIKESH RAJENDRA KHULE AND RUTUJA RAJENDRA KHULE AS MOTHER),MR GAJANAN SHIRIRAM KHULE(FOR HIMSELF AND AS NATURAL GURDIAN FATHER FOR MISS SIDDHI GAJANAN KHULE),MRS MANISHA GAJANAN KHULE,MR MANGESH SHIRIRAM KHULE,MRS VAISHALI MANGESH KHULE,MR.KHANDU DAGDU KOKANE,MRS KALPANA KHANDU KOKANE,MR SAGAR KHANDU KOKANE,MRS PRIYANKA SAGAR KOKANE,MR RAHUL DAGADU KOKANE,MRS SULBHA RAHUL KOKANE,MR SWAPNIL RAHUL KOKANE,VRUSHALI SWAPNIL KOKANE

Register A. D.

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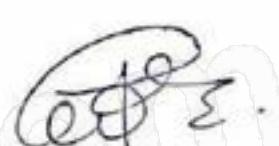
Ref. No. :

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through its Power Of Attorney holder M/S VARDHAMAN ASSOCIATES
THROUGH ITS PARTNER MR PRAKASH BHIKAMCHAND
CHHAJED on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 29/10/2022


Rohan Nimbalkar
ADVOCATE

Adv. ROHAN P. NIMBALKAR
B.S.L.L.B.
Opp. Deluxe Fortune Mall,
Deluxe Chowk, Pimpri, Pune-17

Register A. D.

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Date :

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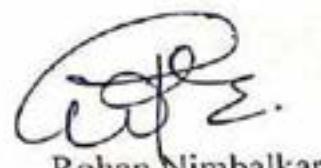
(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 as on date of application for registration.
- 2) Search Report for 30 years from 1993 to 2022 Taken from Sub-Registrar office at Haveli No. I to XXVI, Pune.
- 3) Any other relevant title - No.
- 4) Litigation if any - No.

Date: 29/10/2022



Rohan Nimbalkar
ADVOCATE

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