

S&T/26/20.

Date: June, 01, 2021.

TITLE REPORT

- Ref: All those piece and parcels of;
- i) Area admeasuring "01-Hector 80-Ares" [18000 sq. mtrs.] out of land bearing Survey No. 62 Hissa No. 1 totally admeasuring about 01-Hector 87-Ares;
 - ii) Area admeasuring "00-Hector 27.5-Ares" [2750 sq. mtrs.] of land bearing Survey No. 59 Hissa No. 1/1B;
 - iii) Area admeasuring "00-Hector 55-Ares" [5500 sq. mtrs.] of land bearing Survey No. 59 Hissa No. 1/2;
 - iv) Area admeasuring "00-Hector 17.5-Ares" [1750 sq. mtrs.] out of "00-Hector 27.5-Ares" [2750 sq. mtrs.] of land bearing Survey No. 59 Hissa No. 1/1A;
 - v) Area admeasuring "00-Hector 05-Ares" [500 sq. mtrs.] of land bearing Survey No. 59 Hissa No. 2/2; thus totally area admeasuring about 28500 sq. mtrs. laying, being and situated at Village Wakad, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation, Pune and within the Registration District of Pune, Sub-Registrar, Haveli.
- (for short, hereinafter collectively referred to as the said "Larger Property" and independently referred as the "said property").

At the request of Mr. Ramesh Shivdas Patel, Partner of M/s. Aum Sanskruti Housing, having it's registered office at: Row House No.2, Sugra Terrace, Lane No.6, S.No.209, Kalyaninagar, Pune - 411006, I have investigated the title of the captioned property by causing searches of Index - II registers for last 30 years i.e. since 1990-91 at Sub Registry offices, Haveli, Pune after payment through e-challan No.MH008152333202021E dated 10th December 2020 and by perusing various title deeds and other relevant papers. The above said properties described in Schedule written herein below.

DOCUMENTS FURNISHED TO ME AND REFERRED FOR THE TITLE REPORT:-

- a) VII, VII A & XII extracts since 1950 and relevant mutation entries thereon.



- b) Copy of Development Agreement & Power of Attorney registration No.4636 and 4637 dt. 22/06/2005 executed by Mr. Kashinath Sopan Wakadkar in favour of M/s. Cosmo Housing Corporation.
- c) Copy of Development Agreement & Power of Attorney registration No.3189 and 3190 dt. 29/04/2005 executed by Mr. Amita A. Shah & others in favour of M/s. Cosmo Housing Corporation.
- d) Copy of Development Agreement & Power of Attorney registration No.3192 and 3193 dt. 29/04/2005 executed by Mr. Madhukar Laxman Kamble & others in favour of M/s. Cosmo Housing Corporation.
- e) Copy of Development Agreement & Power of Attorney registration No.4629 and 4630 dt. 23/06/2005 executed by Mr. Savata Damu Jamdade in favour of M/s. Sukhwani Associates.
- f) Copy of Development Agreement & Power of Attorney registration No.1274 and 1275 dt. 23/01/2006 executed by M/s. Cosmo Housing Corporation in favour of M/s. Shivashri Promoters & Builders.
- g) Copy of Development Agreement & Power of Attorney registration No.1277 and 1278 dt. 23/01/2006 executed by M/s. Cosmo Housing Corporation in favour of M/s. Shivashri Promoters & Builders.
- h) Copy of Development Agreement & Power of Attorney registration No.1279 and 1280 dt. 23/01/2006 executed by M/s. Cosmo Housing Corporation in favour of Smt. Madhuri Satish Misal.
- i) Copy of Development Agreement & Power of Attorney registration No.1328 and 1329 dt. 23/01/2006 executed by M/s. Sukhwani Associates in favour of Smt. Madhuri Satish Misal.
- j) Sale deed registration No.8981 dt.16/10/2010 executed by, Mr. Savata Damu Jamdade & others in favour of Smt. Madhuri Satish Misal.
- k) Sale deed registration No.8980 dt.16/10/2010 executed by, Mrs. Amita A. Shah & others in favour of M/s. Shivashri Promoters & Builders.
- l) Sale deed registration No.11423 dt. 29/12/2010 executed by Smt. Madhuri Satish Misal and M/s. Shivashri Promoters & Builders in favour of M/s. Aum Sanskruti Housing.
- m) Agreement registration No.11424 dt. 29/12/2010 executed by Smt. Madhuri Satish Misal and M/s. Shivashri Promoters & Builders in favour of M/s. Aum Sanskruti Housing.
- n) Agreement registration No.11425 dt. 29/12/2010 executed by Smt. Madhuri Satish Misal and M/s. Shivashri Promoters & Builders in favour of M/s. Aum Sanskruti Housing.



- o) Agreement registration No.11426 dt. 29/12/2010 executed by Smt. Madhuri Satish Misal and M/s. Shivashri Promoters & Builders in favour of M/s. Aum Sanskruti Housing.
- p) Power of Attorney registration No. 11427 dt.29/12/2010 executed by Smt. Madhuri Satish Misal and M/s. Shivashri Promoters & Builders in favour of M/s. Aum Sanskruti Housing.
- q) Copy of Sale deed Reg. No.605/1993 dt. 11/03/1993 & Correction Deed Reg. No.431/2000 executed by Mr. Parshuram Nivrutti Wakadkar in favour of Mrs. Alka Suresh Mahadik.
- r) Copy of Sale deed Reg. No.1828/1993 dt. 20/07/1993 & Correction Deed Reg. No.338/1999 executed by Mr. Parshuram Nivrutti Wakadkar in favour of Mr. Prabhakar Rama Kamble.
- s) Copy of Sale deed Reg. No.1826/1993 dt. 23/07/1993 & Correction Deed Reg. No.337/1999 executed by Mr. Parshuram Nivrutti Wakadkar in favour of Mr. Ramesh Ramji Dhakate.
- t) Copy of Sale deed Reg. No.714/1994 dt. 09/03/1994 & Correction Deed Reg. No.336/1999 executed by Mr. Parshuram Nivrutti Wakadkar in favour of Mr. Shankarrao Pandit Shinde.
- u) Copy of Sale deed Reg. No.1827/1993 dt. 23/07/1993 & Correction Deed Reg. No.339/1999 executed by Mr. Parshuram Nivrutti Wakadkar in favour of Mr. Subhash Laxman Palke.
- v) Copy of Sale deed Reg. No.3196/1997 [New 853/1998] dt. 21/06/1997 executed by Mr. Parshuram Nivrutti Wakadkar in favour of Mr. Subhash Fakirchand Khinvasara.
- w) Copy of Development Agreement Reg. No.5204/2005 and Power of Attorney Reg. No.5205/2005 both dt.17/08/2005 executed by Mrs. Alka Suresh Mahadik & others in favour of Mr. Rajendra Popat Ghanwat.
- x) Copy Sale Deed Reg. No.4197/2012 dt.13/04/2012 executed by Mrs. Alka Suresh Mahadik & others in favour of M/s. Aum Sanskruti Housing.
- y) Copy Sale Deed Reg. No.9012/2012 dt.24/09/2012 executed by Mr. Subhash Fakirchand Khinvasara & others in favour of M/s. Aum Sanskruti Housing.
- z) Copy of Development Agreement Reg. No.7801/2014 and Power of Attorney Reg. No.7802/2014 both dt.07/11/2014 executed by Mr. Dnyanoba Sopan Wakadkar & others in favour of M/s. Aum Sanskruti Housing.

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- aa) Copy Sale Deed Reg. No.3485/2016 dt.30/04/2016 executed by Mr. Yuvraj Balasaheb Kalate & others in favour of M/s. Ann Sanskriti Housing.
- bb) Copy of Exchange deed No.427/2010 dt.18/01/2020 executed by Mr. Dnyanoba Wakadkar and M/s. Ann Sanskriti Housing.
- cc) Public Notice Published in daily Sakal and Prabhat on dated 02/04/2010.
- dd) Public Notice Published in daily Prabhat on dated 26/03/2012 and 11/08/2012.
- ee) Demarcation "C" copy, M.R.No. 2642, 2643, 8128/2012 issued by Taluka Land Records, Mulshi, Pune.
- ff) Zoning Demarcation issued by Municipal Corporation of Pimpri Chinchwad.
- gg) Police complaint in the Bibvewadi Police Chouky under Sahukarnagar Police Station dt.30/06/2011.
- hh) Copy of Sanctioned lay out Plan No. BP/Layout/Wakad/100/2011 dt.02/09/2011.
- ii) Completion Certificate No.118/2014 dt.26/06/2014, in respect of Building A-1, A-2 and A-3. Completion Certificate No. 208/2015, dated 06/09/2015 in respect of Building B-1, B-2. Completion Certificate No. 265/2020, dated 09/09/2020 in respect of Building C.
- jj) Environmental Clearance Certificate no. SEIAA/EC/2259/2020 dated 14/03/2020 issued by Maharashtra State Environment Impact Assessment Authority.

ORIGIN AND HISTORY OF TITLE:-

1. Survey No.59/1/IB.

- a. The title of Survey No. 59/1/IB, Wakad, Taluka Mulshi, Dist. Pune can be conveniently traced from the year of 1950-51. It is seen from the revenue record the property bearing Survey No. 59/1, Wakad, Taluka Mulshi, Dist. Pune was belongs to Mr. Raghu Maruti Wakadkar, Mr. Ganpati Maruti Wakadkar and Mr. Shripati Maruti Wakadkar.
- b. It is seen from the mutation entry no.1509, Mr. Shripati Maruti Wakadkar was died intestate on or about 1952 leaving behind three sons out of that his elder son Mr. Sopan Shripati Wakadkar was entered on revenue record as a Joint family Manager.



- c. Mr. Sopan Shripati Wakadkar and his brothers were applied for partition u/sec 85 of the Maharashtra Land Revenue Code 1966 of their Joint family properties including Survey No.59/1/1 and accordingly the said Survey No.59/1/1, area admeasuring 00-Hector 55-Ares was in the share of Mr. Sopan Shripati Wakadkar. Accordingly, an effect has been given to the record of rights of the said property, together with other properties vide mutation entry No. 2577.
- d. Mr. Sopan Shripati Wakadkar and his brothers were applied for partition u/sec 85 of the Maharashtra Land Revenue Code 1966 of their Joint family properties including Survey No.59/1/1 and accordingly the said survey No.59/1/1, area admeasuring 00-Hector 55-Ares was in the share of Mr. Sopan Shripati Wakadkar. Accordingly, an effect has been given to the record of rights of the said property, together with other properties vide mutation entry No. 3053.
- e. The said Mr. Sopan Shripati Wakadkar had expired on 25/07/1988 intestate leaving behind him five sons namely :- 1) Mr. Narayan, 2) Mr. Dnyanoba, 3) Mr. Kashinath, 4) Mr. Arun and 5) Mr. Vishwanath Sopan Wakadkar and married daughter namely :- 1) Mrs. Gangubai Dnyanoba Sathe, and widow Smt. Jeejabai Sopan Wakadkar as their only heirs out of that daughter Mrs. Gangubai released her share in favour of brothers. Accordingly, an effect has been given to the record of rights of the said property, together with other properties vide mutation entry No. 3841.
- f. Mr. Narayan Sopan Wakadkar and his brothers were applied for partition u/sec 85 of the Maharashtra Land Revenue Code 1966 of their Joint family properties including Survey No.59/1/1 and accordingly the said survey No.59/1/1 are divided in to two parts out of that Survey No.59/1/1A area admeasuring about 00-Hector 27.5-Ares belongs to Mr. Dnyanoba Sopan Wakadkar and Survey No.59/1/1B area admeasuring about 00-Hector 27.5-Ares belongs to Mr. Kashinath Sopan Wakadkar. Smt. Gangubai Dnyanoba Wakadkar and Smt. Jeejabai Sopanrao Wakadkar released their shares in the said properties and their names are deleted from the revenue record. Accordingly, an effect has been given to the record of rights of the said property, together with other properties vide mutation entry No. 4705.

- g. As per the application dated 09/03/1993 filed by Mr. Arun Sopan Wakadkar, the Pokalst names of Mr. Bala Maruti Galande and Mr. Ramchandra Ganesh Gujar were deleted from the revenue record. Accordingly, an effect has been given to the record of rights of the said property, together with other properties vide mutation entry No. 5083.
- h. That Mr. Kashinath Sopan Wakadkar sold out, a separated area admeasuring 00-Hectare 05-Ares, from and out of Survey No. 59/1/1B to Mr. Sardar Trimbak Mulkute by Sale Deed dated 14/06/2001. Thus as per the mutation entry No. 8767, an area admeasuring 00-Hectare 22.5-Ares remained with Mr. Kashinath Sopan Wakadkar of Survey No. 59/1/1B.
- i. As per mutation entry no. 9864, Mr. Kashinath Sopan Wakadkar availed finance of Rs. 1,20,000/- from Wakad Vikas Society Ltd. Which is repaid alongwith interest and accordingly the charge of the said Society is removed from revenue record as per mutation entry no.13503.
- j. It is seen from the mutation entry no.13504, Mr. Kashinath Sopan Wakadkar has repaid the loan of Rs. 25,000/- alongwith interest thereon to the Bank of Maharashtra and accordingly the Charge of said Bank is removed from the revenue record.

Thus the area admeasuring about 00-Hector 22.5-Ares belongs to Mr. Kashinath Sopan Wakadkar and area admeasuring about 00-Hector 05-Ares belongs to Mr. Sardar Trimbak Mulkute out of Survey No.59/1/1B as exclusive owner.

2. Survey No.62/1.

- a. The title of Survey No. 62/1, Wakad, Taluka Mulshi, Dist. Pune can be conveniently traced from the year of 1950-51 when Mr. Damu Raghu Jamdade was the owner of the said property and he had purchased the said property bearing Survey No.62 from the erstwhile owners Mr. Ramchandra Ganesh Gujar and others Accordingly, an effect has been given to the record of rights of the said property vide mutation entry No.947.

b. The said Mr. Damu Raghu Jamdade had expired on 26/05/1977 intestate leaving behind him five sons namely :- 1) Mr. Bahan, 2) Mr. Maruti, 3) Mr. Savata, 4) Mr. Tukaram and 5) Mr. Dnyanoba Damu Jamdade and four married daughters namely :- 1) Mrs. Bayadabai Ganpat Gondkar, 2) Mrs. Sulochana Pandurang Doke, 3) Mrs. Kondabai Ramchandra Doke and 4) Mrs. Janahai Maruti Kedari and two widow 1) Smt. Sonabai and 2) Smt. Venubai Damu Jamdade as their only heirs. Thus names of all five sons entered in the Kabjedar column and four daughters entered on the others rights by virtue of mutation entry no. 2226.

c. It is seen from the mutation entry No. 3080 Mr. Bahan Damu Jamdade and others have availed loan from Bhuvikas Bank, Paud branch, Pune against the said property and accordingly the name of said bank entered as a Kabjedar column and Mr. Bahan Damu Jamdade and others have entered in to others right column.

d. It is seen from the mutation entry No.4935 Mr. Bahan Damu Jamdade and others have repaid and remitted entire loan alongwith interest thereon and accordingly the name of Mr. Bahan Damu Jamdade and others were re-entered as Kabjedar column.

e. As per the order bearing No. Watap/S.R./98/92 dated 23/09/1992 passed by Tahasildar, Mulshi 1) Mr. Bahan, 2) Mr. Maruti, 3) Mr. Savata, 4) Mr. Tukaram and 5) Mr. Dnyanoba Damu Jamdade have made a partition by their mutual understanding in respect of Survey No.62 and other properties. By virtue of the said Partition the said Survey No.62 divided into two parts and accordingly their names are recorded on 7/12 extract in respect of Survey No.62 as under;

S. No. 62/1, area 01-H 87 R in the name of Savata Damu Jamdade.

S. No. 62/2 area 00-H 06 R in the name of Bahan Damu Jamdade.

Accordingly, an effect has been given to the record of rights of the said property, together with other properties vide mutation entry No.4936.

f. By virtue of Sale deeds dated 31st August 1994, the land admeasuring about 00-Hector 30-Ares Purchased by Mr. Madhukar Laxman Kamble and Madhukar Namdeo Supekar from Mr. Savata Damu Jamdade. The said Sale deed has been duly registered in the office of Sub Registrar, Paud, Mulshi, under Sr. No. 636 on even date. By virtue of the said

Sale deed and mutation entry No. 5523 the name of abovenamed purchasers are recorded on 7/12 extract as owners.

g. Mr. Savta Damu Jamsade sold, transfer the land admeasuring about 00-Hector 10-Ares each (Total 00-40-R) by executing four sale deeds to 1) Mrs. Amita A. Shah, 2) Mrs. Neena Vidyut Gandhi, 3) Mrs. Sharyu Ramniklal Sanghvi and 4) Mrs. Preeti Ramniklal Sanghvi. By virtue of the said Sale deeds and mutation entry No. 8135, 8136, 8137 and 8138 respectively the names of abovenamed purchasers are recorded on 7/12 extract as owners.

h. Thus the area admeasuring about 01-Hector 10-Ares belongs to Mr. Savta Damu Jamsade, area admeasuring about 00-Hector 30-Ares belongs to Mr. Madhukar Laxman Kamble & Mr. Madhukar Namdeo Supekar and area admeasuring about 00-Hector 40-Ares belongs 1) Mrs. Amita A. Shah, 2) Mrs. Neena Vidyut Gandhi, 3) Mrs. Sharyu Ramniklal Sanghvi and 4) Mrs. Preeti Ramniklal Sanghvi out of Survey No.62/1 as exclusive owner.

3. Survey No.59/1 & 59/2/2:

a. The title of Survey No. 59/1/2, Wakad, Taluka Mulshi, Dist. Pune can be conveniently traced from the year of 1950-51. It is seen from the revenue record the property bearing Survey No. 59/1, Wakad, Taluka Mulshi, Dist. Pune was belongs to Mr. Raghu Maruti Wakadkar, Gunpati Maruti Wakadkar and Mr. Shripati Maruti Wakadkar, out of that Mr. Raghu Maruti Wakadkar expired intestate on or about 17/04/1956, leaving behind him his two sons, namely Mr. Nivrutti Raghu Wakadkar and Mr. Tukaram Raghu Wakadkar and the name of Mr. Nivrutti Raghu Wakadkar was mutated as manager of Hindu undivided family vide mutation entry no.1399 on the revenue record.

b. It is seen from the mutation entry no.1509, Mr. Shripati Maruti Wakadkar was died intestate on or about 1952 leaving behind three sons, namely Mr. Sopan Shripati Wakadkar, Mr. Namdeo Shripati Wakadkar and Mr. Damodhar Shripat Wakadkar out of that the name of Mr. Sopan Wakadkar was mutated as manager of Hindu undivided family.



- e. It is seen from the mutation entry no.2577, a Partition was effected of the Joint Property owned by Mr. Sopan Shripati Wakadkar, Mr. Namdeo Shripati Wakadkar, Mr. Nivrutti Raghu Wakadkar, Mr. Tukaram Raghu Wakadkar, Smt. Rangubai Dama Wakadkar and Mr. Sudam Nivrutti Wakadkar of Survey no. 64/2 togetherwith other properties amongst the Wakadkar family whereby the property bearing Survey no.59/1/2 came to the share of Mr. Nivrutti Raghu Wakadkar and accordingly an effect has been given on revenue record in respect of said property togetherwith other properties.
- d. It is seen from the mutation entry no.2757, a Partition was effected of the Property bearing Survey no. 57/1 togetherwith other properties amongst the Wakadkar family whereby the property bearing Survey no.59/1/2 came to the share of Mr. Prasharam Nivrutti Wakadkar and accordingly an effect has been given on revenue record in respect of said property togetherwith other properties.
- c. It is seen from mutation entry no.7544, Mr. Parashram Nivrutti Wakadkar sold separated area admeasuring 00-Hector 03-R (Plot No.5 in the layout) out of Survey no. 59/1/2 to Mrs. Alka Suresh Mahadik by sale deed dated 11/03/1993 which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 605/1993. But the Survey number was wrongly mentioned in the sale deed as 59/2/2 and hence Mr. Parashram Nivrutti Wakadkar again executed Deed of correction to correct the said Survey No. 59/1/2, which correction deed is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 431/2000 and accordingly the name of Mrs. Alka Suresh Mahadik mutated on revenue record as owner.
- f. It is seen from mutation entry no.7629, Mr. Parashram Nivrutti Wakadkar sold separated area admeasuring 00-Hector 02-R (Plot No.6 in the layout) out of Survey no. 59/1/2 to Mr. Prabhakar Rama Kamble by sale deed dated 23/07/1993 which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 1828/1993. But the Survey number was wrongly mentioned in the sale deed as 59/2/2 and hence Mr. Parashram Nivrutti Wakadkar again executed Deed of correction to correct the said Survey No. 59/1/2, which correction deed is registered in the office of the Sub-Registrar Mulshi (Paud) at serial

number 338/1999 and accordingly the name of Mr. Prabhakar Rama Kamble mutated on revenue record as owner.

- g. It is seen from the mutation entry no.7623, Mr. Parashram Nivrutti Wakadkar sold separated area admeasuring 00-Hector 03-R (Plot No.23 in the layout) out of Survey no. 59/1/2 to Mr. Ramesh Ramji Dhakate by sale deed dated 23/07/1993 which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 1826/1993. But the Survey number was wrongly mentioned in the sale deed as 59/2/2 and hence Mr. Parashram Nivrutti Wakadkar again executed Deed of correction to correct the said Survey No. 59/1/2, which correction deed is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 337/1999 and accordingly the name of Mr. Ramesh Ramji Dhakate mutated on revenue record as owner.
- h. It is seen from the mutation entry no.7630, Mr. Parashram Nivrutti Wakadkar sold separated area admeasuring 00-Hector 04-R (Plot No.24 in the layout) out of Survey no. 59/1/2 to Mr. Shankarrao Pandit Shinde by sale deed dated 09/03/1994 which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 714/1994. But the Survey number was wrongly mentioned in the sale deed as 59/2/2 and hence Mr. Parashram Nivrutti Wakadkar again executed Deed of correction to correct the said Survey No. 59/1/2, which correction deed is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 336/1999 and accordingly the name of Mr. Shankarrao Pandit Shinde mutated on revenue record as owner.
- i. It is seen from the mutation entry no. 7628, Mr. Parashram Nivrutti Wakadkar sold separated area admeasuring 00-Hector 03-R (Plot No.22 in the layout) out of Survey no. 59/1/2 to Mr. Subhash Laxman Palke & others by sale deed dated 23/07/1993 which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 1827/1993. But the Survey number was wrongly mentioned in the sale deed as 59/2/2 and hence Mr. Parashram Nivrutti Wakadkar again executed Deed of correction to correct the said Survey No. 59/1/2, which correction deed is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 339/1999 and accordingly the name of Mr. Subhash Laxman Palke, Mrs. Parvatibai Subhash Palke, Mr. Chundrashekhkar Subhash Palke, mutated on revenue record as owner.

j. Mrs. Alka Suresh Mahadik, Mr. Prabhakar Rama Kamble, Mr. Ramesh Ramji Dhakate, Mr. Shankarrao Pandit Shinde, Mr. Subhash Laxman Palke, Mrs. Parvatibai Subhash Palke, Mr. Chandrashekhar Subhash Palke have collectively assigned and transferred all their rights, title and interest in respect of land collectively admeasuring about 00-Hector 15-Ares out of Survey No.59/1/2, village Wakad, Taluka Mulshi, Dist. Pune to and in favour of Mr. Ravindra Popat Ghanwat by executing Development agreement dt.17/08/2005. The Owners abovenamed have also executed irrevocable Power of Attorney on even date to enable them to develop or to Sale the said property. The said Development agreement and Power of Attorney are duly registered in the office of Sub Registrar, Haveli No.17 at Sr. No.5204 and 5205 respectively.

k. It is seen from the mutation entry no.7038, Mr. Parashram Nivrutti Wakadkar sold separated area admeasuring 00-Hector 40-R out of Survey no. 59/1/2 to Mr. Subhash Fakirchand Khinvasara, Mrs. Surekha Subhash Khinvasara, Mr. Sachin Subhash Khinvasara & Mr. Paras Subhash Khinvasara, by sale deed dated 21/06/1997 which is registered in the office of the Sub-Registrar Mulshi (Paud) at serial number 3196/1997 and the same is ordered at new number 853 on dated 23/01/1998. Accordingly the name of Mr. Subhash Fakirchand Khinvasara & others are mutated on revenue record as owner.

l. It is seen from the death certificate Mrs. Surekha Subhash Khinvasara died intestate on or about 31/10/2011 leaving behind her husband Mr. Subhash Fakirchand Khinvsara, two sons Mr. Sachin Subhash Khinvsara, Mr. Paras Subhash Khinvsara and daughter Mrs. Manisha Prashant Gogale as a legal heirs and successors and their names are mutated on revenue record vide mutation entry No.14140.

4. **Survey No.58/1:**

a. It appears that all that piece and parcel of land admeasuring 500 sq. mtrs. of land bearing Survey No.58, Hissa No.1, assessed at Rs.00-28ps, situated at village Wakad, Taluka Mulshi, Dist. Pune, was owned by Mr. Jaywant Trimbak Kalate. By virtue mutation entry No.1038 and application dt.18/01/1950 filed by said Mr. Jaywant Trimbak Kalate, the name of Mr. Balwant Bhagwant Kalate was

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entered as owner on revenue record of said Survey No.58 Hissa No.1 of village Wakad, Pune.

- b. Mr. Balwant Bhagwant Kalate expired intestate on or about 16/06/2003, leaving behind him his son, namely Mr. Jagan Balwant Kalate, who also expired on 31/07/1977 through his heirs Sangita Ishwar Buchade, Samindra Jagan Kalate, Vasant Balwant Kalate, Bhausaheb Vasant Kalate, Sujit Vasant Kalate, Baby Santosh Amale, Nanda Vasant Kalate, Draupadabai Ramchandra Pokale Savitribai Govind Kaspate, Alka Ramdas Avhale and Parubai Balwant Kalate and the names of aforesaid legal heirs were mutated vide mutation entry no.9671 on the 7/12 extract.
- c. Mr. Balwant Bhagwant Kalate had executed will dt.12/07/1996 and bequeathed the said property togetherwith other properties in the name of Mr. Bhausaheb Vasant Kalate, Mr. Sujit Vasant Kalate and Mrs. Asha Vasant Kalate. The aforesaid Will is duly registered at Sr. No.5628/1996.
- d. The Tahasildar, Mulshi, passed an order No.4/2004, dt.27/01/2004 to enter the names of all legal heirs of Mr. Balwant Bhagwant Kalate on revenue record of the said property. Mr. Bhausaheb Vasant Kalate & others filed an appeal bearing No.RTS Appeal No.8/2005 before the Sub Divisional Officer, Sub Division Maval, Pune against the order passed by the Tahasildar, Mulshi. The Sub Divisional Officer, Maval, Pune finally passed an order dt.31/03/2006 to enter the names of Mr. Bhausaheb Vasant Kalate, Mr. Sujit Vasant Kalate and Smt. Asha Vasant Kalate as per will executed by Late Mr. Balwant Bhagwant Kalate.
- e. Smt. Samindra Jagan Kalate and Son, Sangita Ishwar Buchade by executing Release deed dt.17th March 2008 released, surrender all their rights, title and interest in respect of the said property togetherwith other properties unto and in favour of Mr. Bhausaheb Vasant Kalate and Mr. Sujit Vasant Kalate, which Release deed is duly registered in the office of the Sub Registrar, Haveli No.19, Pune at Sr. No.2587 on 01/04/2008.

F. Through sale deed dt.03/03/2016, Smt. Asha Vasant Kalate, Mr. Sujit Vasant Kalate, Mr. Bhausaheb Vasant Kalate, Mrs. Sapana Bhausaheb Kalate, Mrs. Sayali Sujit Kalate, Om Bhausaheb Kalate, Arushi Bhausaheb Kalate, Prince Sujit Kalate sold, transferred and conveyed all that piece and parcel of land admeasuring 00-Hector 05-Ares i.e. 500 sq. mtrs. of land bearing Survey No.58, Hissa No.1, assessed at Rs.00-28ps, situated at village Wakad, Taluka - Mulshi, Dist. -Pune, and within registration Sub District Taluka - Haveli, and registration District of Pune unto and in favour of Mr. Yuvraj Balasaheb Kalate and Mr. Vishal Manohar Kalate i.e. the Vendor herein. The aforesaid Sale deed is duly registered in the office of the Sub Registrar, haveli No.19, Pune at Sr. No.1906/2016.

G. By virtue of the Deed of Correction dt. 04/04/2016 the parties have rectified, corrected the said area as 5382 sq.fts.. The aforesaid Correction deed is duly registered in the office of the Sub Registrar, haveli No.18, Pune at Sr. No.3092/2016. Accordingly Mr. Yuvraj Balasaheb Kalate & Mr. Vishal Manohar Kalate entered in the revenue record as owners vide mutation entry No.15160.

DEVELOPMENT AGREEMENTS WITH M/S. COSMO HOUSING CORPORATION & M/S. SUKHWANI ASSOCIATES:

A) Mr. Kashinath Sopan Wakadkar, Mrs. Suvama Sardar Murkute, Mrs. Sujata Santosh Murkute, Mrs. Asha Ravindra Ingawale, Mrs. Renuka Ganesh Kate, Miss. Neelam Kashinath Wakadkar, Mr. Sameer Kashinath Wakadkar and Mr. Sardar Trimbak Murkute have assigned and transferred all their rights, title and interest in respect of land admeasuring about 0.27.5 Ares out of Survey No.59/1/1B to and in favour of M/s. Cosmo Housing Corporation by executing Development agreement dt. 22/06/2005. The Owners abovenamed have also executed irrevocable Power of Attorney dt. 22/06/2005 to enable them to develop or to Sale the said property. The said Development agreement and Power of Attorney were duly registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 4636 and 4637 respectively.

B) Mr. Savta Damu Jamdade, Mr. Khandu Savta Jamdade, Mrs. Pramila Suresh Alhat, Mrs. Sadhana Dnyanoba Raut and Mrs. Leelabai Kaluram Bhujbal assigned and transferred all their Development rights, title and

interest in respect of land admeasuring about 01-Hector 10-Ares out of Survey No.62/1 to and in favour of M/s. Sukhawani Associates vide Development agreement dt. 23/06/2005. The Owners abovenamed have also executed irrevocable Power of Attorney on same day to enable them to develop or to Sale the said property. The said Development agreement and Power of Attorney were duly registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. No. 4629 and 4630 respectively on dt. 27/06/2005.

C] Mr. Madhukar Laxman Kamble and Mr. Madhukar Namdeo Supekar assigned and transferred all their Development rights, title and interest in respect of land admeasuring about 00-Hector 30-Ares out of Survey No.62/1 to and in favour of M/s. Cosmo Housing Corporation vide Development agreement dt. 29/04/2005. The Owners abovenamed also executed irrevocable Power of Attorney on same day to enable them to develop or Sale the said property. The said Development agreement and Power of Attorney were duly registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. No. 3189 and 3190 respectively on even date.

D] Mrs. Amita A. Shah, Mrs. Neena Vidyut Gandhi, Mrs. Sharad Ramniklal Sanghvi and Mrs. Priti Ramniklal Sanghvi assigned and transferred all their rights, title and interest in respect of land admeasuring about 0.40-Ares out of Survey No.62/1 to and in favour of M/s. Cosmo Housing Corporation by executing Development agreement dt. 29/04/2005. The Owner abovenamed have also executed irrevocable Power of Attorney dt. 29/04/2005 to enable them to develop or to Sale the said property. The said Development agreement and Power of Attorney were duly registered in the office of Sub Registrar, Haveli No. 5 at Sr. No. 3189 and 3190 respectively.

DEVELOPMENT AGREEMENTS WITH SMT. MADHURI MISAL & M/S. SHIVSHRI PROMOTERS & BUILDERS:

A] M/s. Sukhawani Associates and M/s. Cosmo Housing Corporation have less interested to develop the said land and therefore intended and have decided to sale, assign, transfer the land i.e. collectively admeasuring about 00 Hector 01-Hector 40-Ares i.e. 14000 sq. mtrs. out of all those pieces and parcels of the land, forming a portion out of the land bearing Survey No. 62 Hissa No. 1 situated at Wakad, Taluka Mulshi, Dist. Pune

to Smt. Madhuri Satish Misal by executing two development agreements dt. 23/01/2006 at or for the terms and consideration mentioned therein. The aforesaid Development agreements were duly registered in the office of Sub Registrar, Haveli No. 5 & 17, Pune at Sr. No. 1328, 1279/2006 respectively. M/s. Sukhawani Associates and M/s. Cosmo Housing Corporation has also executed a power of attorney in favour of Smt. Madhuri Satish Misal to enable and to facilitate the development and sale of the said property. The aforesaid Power of Attorney have been duly registered in the office of the Sub Registrar, Haveli No. 5 & 17, Pune under Sr. No. 1329 and 1280/2006 respectively on 15/02/2006.

- B) M/s. Cosmo Housing Corporation has less interested to develop the said land and therefore intended and have decided to sale, assign, transfer the entire land i.e. land collectively admeasuring about 00 Hecter 67.5 Ares i.e. 6750 sq. mtrs. out of all those pieces and parcels of the land, forming a portion out of the land admeasuring 00-H 40-R out of Survey No. 62 Hissa No. 1 and land admeasuring 00-H 27.5-R out of Survey no. 59/1/1B situated at Wakad, Pune to M/s. Shivshri Promoters and Builders through its Partner Mr. Santaji Keshavrao Shinde by executing two development agreements dt. 23/01/2006 at or for the terms and consideration mentioned therein. The aforesaid Development agreements were duly registered in the office of Sub Registrar, Haveli No. 17, Pune at Sr. No. 1274, 1277/2006 respectively. M/s. Cosmo Housing Corporation has also executed a power of attorney in favour of M/s. Shivshri Promoters and Builders to enable them to facilitate the development and sale of the said property. The aforesaid Power of Attornies have been duly registered in the office of the Sub Registrar, Haveli No. 17, Pune under Sr. No. 1275 and 1278/2006 respectively On 15/02/2006.

SALE DEEDS OF SMT. MADHURI MISAL & M/S. SHIVSHRI PROMOTERS & BUILDERS:

- A) Smt. Madhuri Satish Misal thereafter executed Sale deed, dated 16th October, 2010, in capacity as the Power of Attorney holders of Vendors i.e. 1)Mr. Savta Damu Jamdade 2)Mr. Khandu Savta Jamdade 3)Mrs. Pramila Suresh Alhat 4)Mrs. Sadhana Dnyanoba Raut 5)Mrs. Leclabai Kaluram Bhujbal 6) Mr. Madhukar Laxman Kamble and 6)Mr. Madhukar Namdeo Supekar in respect of land admeasuring 01-Hector

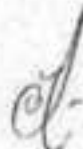
10-Ares and admeasuring 00-Hector 30-Ares out of Survey No.62/1 which is described in Schedule written hereunder in favour of the present Owner Smt. Madhuri Satish Misal. The aforesaid Sale deed is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial Nos.8981/2010.

By virtue of the aforesaid Sale deed and mutation entry No. 12880, the name of Smt. Madhuri Satish Misal is entered on revenue record as owner.

B] Mr. Santaji Keshavrao Shinde thereafter executed Sale deed, dated 16th October, 2010, in capacity as the Power of Attorney holders of Vendors i.e. 1) Mrs. Amita A. Shah 2) Mrs. Neena Vidyut Gandhi 3) Mrs. Sharan Ramniklal Sanghvi 4) Mrs. Priti Ramniklal Sanghvi 5) Mr. Kashinath Sopan Wakadkar 6) Mrs. Suvama Sardar Murkute 7) Mrs. Sujata Santosh Murkute 8) Mrs. Asha Ravindra Ingawale 9) Mrs. Renuka Ganesh Kate 10) Miss. Neelam Kashinath Wakadkar 11) Mr. Sameer Kashinath Wakadkar and 12) Mr. Sardar Trimbak Murkute in respect of land admeasuring 00-Hector 40-Ares and admeasuring 00-Hector 27.5-Ares out of Survey No.62/1 and Survey No.59/1/1B respectively, which is described in Schedule written hereunder in favour of the present Owner M/s. Shivshri Promoters and Builders through its Partner Mr. Santaji Keshavrao Shinde. The aforesaid Sale deed is duly registered at the Office of Sub Registrar, Haveli No.2, Pune, at serial Nos.8980/2010.

By virtue of the aforesaid Sale deed and mutation entry No. 12881, the name of M/s. Shivshri Promoters and Builders through its Partner Mr. Santaji Keshavrao Shinde is entered on revenue record as owner.

C] M/s. Shivshri Promoters and Builders through its Partner Mr. Santaji Keshavrao Shinde have disclosed that the original documents bearing Reg. No.3189-3190 dated 29/04/2005 and 4636-4637 dt.22/06/2005 are misplaced from their custody and accordingly lodged the complaint in the Bilhewadi Police Chouky under Sahakarnagar Police Station on dt.30/06/2011. Hence the said original documents are not available for this search Report.



AS TO PRESENT ZONING POSITION:-

The said subjected property is duly demarcated by Taluka Land Records, Mulshi, Pune and have issued demarcation certificate No.MR/2642, 2643/2010 and 8128/2012.

The said subjected property is situated in the "Residential Zone" as per the certificate bearing No. NRV/KAVI/2C/1/409 dated 20/10/2010 as per the Development Plan of Municipal Corporation of the City of Pimpri Chinchwad.

SALE DEED WITH AUM SANSKRUTI HOUSING:-

Smt. Madhuri Satish Misal AND M/s. Shivshri Promoters and Builders through its Partner Mr. Santaji Keshavrao Shinde collectively carved out of a tentative layout of the said total land admeasuring about 20750 sq. mtrs. out of Survey No.39/1/1B and 62/1 by dividing the same into four small plots for facilitating the planning of proposed buildings to be constructed on the said land. As per the said lay out plan and the zoning demarcation issued by PCMC the total land after amalgamation is naturally divided in to two parts by an 18 mtrs. wide D.P road. By virtue of the aforesaid lay out plan the total land divided into 4 plots of various areas.

A) Smt. Madhuri Satish Misal AND M/s. Shivshri Promoters and Builders further sold, transferred and conveyed the Plot No.2 having area admeasuring 3534.26 sq. mtrs. in favour of M/s. Aum Sanskruti Housing by executing Sale deed dt. 29/12/2010 which is duly registered in the office of the Sub Registrar, Haveli no.2, Pune at Sr. no. 11423/2010.

B) Smt. Madhuri Satish Misal AND M/s. Shivshri Promoters and Builders further sold, transferred and conveyed the remaining area admeasuring 17215 sq. mtrs. in favour of M/s. Aum Sanskruti Housing by executing Sale deed dt. 26/09/2014 which is duly registered in the office of the Sub Registrar, Haveli no.2, Pune at Sr. no. 7315/2014.

Thus the owners Smt. Madhuri Satish Misal AND M/s. Shivshri Promoters and Builders through its Partner Mr. Santaji Keshavrao Shinde have sold, transferred and conveyed total land admeasuring about 20750



sq. mtrs. out of sanctioned lay out of Survey No. 59/1/1B and 62/1 situated at Wakad, Taluka Mulshi, Dist. Pune.

Sale Deed in respect of Survey No.59/1/2, 58/1, 59/1/1A:

A] By virtue of Sale deed dt.13th April 2012, Mrs. Alka Suresh Mahadik, Mr. Prabhakar Rama Kamble, Mr. Ramesh Ramji Dhakate died on 06/03/2010 through his legal heirs, Smt. Chhaya Ramesh Dhakate, Mr. Ganesh Ramesh Dhakate Mr. Shankarrao Pandit Shinde, Mr. Subhash Laxman Palke, Mrs. Parvatibai Subhash Palke, Mr. Chandrashekhhar Subhash Palke and Mr. Chandramohan Subhash Palke through their constituted attorney holder Mr. Ravindra Popat Ghanwat have collectively sold, transferred all their ownership rights, title and interest in respect of land collectively admeasuring about 00-Hector 15-Ares out of Survey No.59/1/2, village Wakad, Taluka Mulshi, Dist. Pune to and in favour of present owner M/s. Aum Sanskruti Housing, a partnership firm duly registered under the Indian Partnership Act, 1932, having its registered office at: 109, Bramha Garden, Bundgarden Road, Pune-411001, through its partners, Mr. Ramesh Shivdas Patel Mr. Ajit Zumberlaj Karnavat. The said Sale deed is duly registered in the office of Sub Registrar, Haveli No.19 at Sr. No.4197/2012 on 16/04/2012. By virtue of the aforesaid Sale deed and mutation entry No.13813, the present owner M/s. Aum Sanskruti Housing has entered on revenue record as owner for the area admeasuring about 00-Hector 15-Ares out of Survey No.59/1/2, village Wakad, Taluka Mulshi, Dist. Pune.

B] By virtue of Sale deed dt.24th September 2012, Mr. Subhash Fakirchand Khinvsara, Mr. Sachin Subhash Khinvsara, Mr. Paras Subhash Khinvsara Mrs. Manisha Prashant Gugale have collectively sold, transferred all their ownership rights, title and interest in respect of land admeasuring about 00-Hector 40-Ares out of Survey No.59/1/2, village Wakad, Taluka Mulshi, Dist. Pune to and in favour of present owner M/s. Aum Sanskruti Housing, a partnership firm duly registered under the Indian Partnership Act, 1932, having its registered office at: 109, Bramha Garden, Bundgarden Road, Pune-411001, through its partners, Mr. Ramesh Shivdas Patel Mr. Ajit Zumberlaj Karnavat. The said Sale deed is duly registered in the office of Sub Registrar, Haveli No.19 at Sr. No.4197/2012 on 25/09/2012. By virtue of the aforesaid Sale deed and mutation entry No.14141, the present owner M/s. Aum Sanskruti

Housing has entered on revenue record as owner for the area admeasuring about 00-Hector 40-Ares out of Survey No.59/1/2, village Wakad, Taluka Mulshi, Dist. Pune.

C] The land admeasuring about "00-Hector 05-Ares" [500 sq. mtrs.] of Survey No.58/1 purchased by the Promoter from its erstwhile owner Mr. Yuvraj Balasaheb Kalate and Mr. Vishal Manohar Kalate through Sale deed dt.30/04/2016, which is duly registered in the office of the Sub Registrar, Haveli No.2, Pune at Sr. No.3485/2016. By virtue of the aforesaid Sale deed, the name of the Promoter is mutated in the revenue record vide mutation entry No.15280 in respect of S. No.58/1, Wakad, Pune. The Promoter further exchanged the said 500 sq. mtrs. property of Survey No.58/1 with land admeasuring about 500 sq. mtrs of Survey No.59/2/2 owned by Mr. Parshuram Nivruti Wakadkar. The aforesaid exchange deed is duly registered in the office of the Sub Registrar, Haveli No.4, Pune at Sr. No.427 of 2020.

D] The land owner Shri. Dnyanoba Sopan Wakadkar entrusted development rights in respect of the area admeasuring about 1750 sq. mtrs. out of totally admeasuring 2750 sq. mtrs. of Survey No.59 Hissa No.1/1A, Wakad, Pune by executing Development agreement dt.07/11/2014 in favour of M/s. Aum Sanskruti Housing herein. The aforesaid Development agreement togetherwith Power of Attorney are duly registered in the office of the Sub Registrar, Haveli No.26, Pune at Sr. No.7801/2014 and Sr. No.7802/2014 on 17th November 2014. By executing Deed of Conveyance dt.06/01/2021 Shri. Dnyanoba Sopan Wakadkar further conveyed the land admeasuring about 1750 sq. mtrs. out of Survey No.59/1/1A of village Wakad, Taluka Mulshi, Dist. Pune unto and in favour of M/s. Aum Sanskruti Housing, which is duly registered in the office of the sub Registrar, Haveli No.15, Pune at Sr. No.301/2021.

SANCTIONED PLAN:-

The Developer M/s. Aum Sanskruti Housing prepared lay out and construction plan as per the rules and regulations of Pimpri Chinchwad Municipal Corporation and submitted to the authority of PCMC and the same is sanctioned and issued commencement certificate bearing no. BPO/Wakad/100/11 dated 08/09/2011.

The Promoter Asim Sanskruti Housing has already constructed the Building No.A-1+A-2+A-3, B-1+B-2, C and Club house on the portion of Larger property and now with a view to develop the remaining property out of larger property, the Promoter prepared a building plan and got the said plan sanctioned and approved from the Pimpri Chinchwad Municipal Corporation, Pune for construction of residential cum commercial units thereon vide its first Commencement Certificate No. BP.Wakad/100/2011 dated 08/09/2011 which was revised under Commencement Certificate No. BP.Wakad/115/2012 dated 21/08/2012, BP.Wakad/132/2013 dated 12/11/2013 and recently vide Commencement Certificate No. BP.Wakad/65/2020 dated 09/09/2020 also obtained Environmental Clearance dated 14/03/2020 in respect of the Scheduled property.

PUBLIC NOTICE:-

I have published a Public Notice in daily newspaper Sakal and Prabhat edition dated 02/04/2010 and in daily "Prabhat" edition dated Sakal and Prabhat on dated 02/04/2010. In view of aforesaid Public notices, no claim or objection is/are received in response thereof.

SEARCH OF INDEX II REGISTERS:-

I have cause search for Index II registers kept at the Sub Registrars offices in respect of the Survey No.58 Hissa No.1, 59 Hissa No. 1/1A, 59/1/1B, 59 Hissa No.1/2 and Survey No.62 Hissa No.1, all situated at village Wakad, Taluka Mulshi, Dist. Pune for the last 30 years. The mutation entry No. 1399, 1568, 2011, 1834, 1873, 1404, 1851 and 2876 are not available in the record of Tahasildar, Mulshi, Pune and therefore they issued letter dt. 07/10/2011 accordingly. Since 2005-2006 the documents can be registered in any office of Sub Registrar, Haveli situated within the PMC and PCMC area and hence it has been difficult to carry out search in all offices within short period. I have taken search from the registration offices and online through IGR web site i.e. www.igmaharashtra.gov.in. This Search Report prepared on the basis of available Index II Registers from which no entry pertaining to any other charge or encumbrance on the said property is disclosed. The registers in Sub-Registrars offices are not up-to-date and the old record is poorly maintained.

CONCLUSION:-

In view of the aforesaid discussion and on the basis of documents available and referred above, in my opinion the title of Aum Sanskruti Housing in respect of i) area admeasuring "01-Hector 80-Ares" [18000 sq. mtrs.] out of land bearing Survey No. 62 Hissa No. 1 totally admeasuring about 01-Hector 87-Ares and (ii) Area admeasuring "00-Hector 27.5-Ares" [2750 sq. mtrs.] of land bearing Survey No. 59 Hissa No.1/1B and (iii) Area admeasuring "00-Hector 55-Ares" [5500 sq. mtrs.] of land bearing Survey No. 59 Hissa No.1/2 and (iv) Area admeasuring "00-Hector 17.5-Ares" [1750 sq. mtrs.] out of "00-Hector 27.5-Ares" [2750 sq. mtrs.] of land bearing Survey No. 59 Hissa No.1/1A and (v) Area admeasuring "00-Hector 05-Ares" [500 sq. mtrs.] of land bearing Survey No. 59 Hissa No.2/2. Thus totally area admeasuring about 28500 sq. mtrs. laying, being and situated at Village Wakad, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation, Pune and within the Registration District of Pune is clean, clear, marketable and free from all charges, encumbrances, and reasonable doubts and on the basis of registered Sale deeds mentioned hereinabove, M/s. Aum Sanskruti Housing having absolute right and authority to develop and construct the buildings on the land admeasuring about 28500 sq. mtrs. in accordance with the Development Control Rules and Regulations of Pimpri Chinchwad Municipal Corporation and to sell, transfer the residential units therein to any prospective purchasers at presents.

PUNE:

DATE: 01/06/2021.

*Jitendra B. Pawar***Jitendra B. Pawar,**
Advocate