

REF: GGM/TITLE REPORT/2019-20 : 01

9TH JULY, 2019

TITLE CUM SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

1. INSTRUCTIONS -

I was entrusted with an assignment by **Mr. Akash Satish Patil**, having office at : 1st Floor, "A" wing, Ganesh Heights, Ganeshnagar, Dapodi, Pune - 411 012, to have the search for 30 years and Title Report in respect of Property more particularly described in Description of Property.

2. DESCRIPTION OF PROPERTY -

All that piece and parcel of Properties i.e.

- i. Land bearing **Gat No. 1193 Hissa No. 1**, area admeasuring 00 H. 93 R. + Pot Kharaba 00 H. 05 R. thus total area admeasuring 00 H. 98 R. assessment of Rs. 5.21 Paise, out of that **area admeasuring 00 H. 02.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs.** and bounded as under-
ON OR TOWARDS EAST : By Gat No. 1193/8 (p) and 24 mtr. BRT Road
ON OR TOWARDS WEST : By Gat No. 1194
ON OR TOWARDS SOUTH : By Reaming part of Gat No. 1193
ON OR TOWARDS NORTH : By Reaming part of Gat No. 1193
- ii. Land bearing **Gat No. 1193 Hissa No. 8**, area admeasuring 00 H. 98 R. assessment of Rs. 5.20 Paise, out of that **area admeasuring 00 H. 02.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs.** and bounded as under-
ON OR TOWARDS EAST : By 24 mtr. BRT Road
ON OR TOWARDS WEST : By Reaming part of Gat No. 1193/1
ON OR TOWARDS SOUTH : By Reaming part of Gat No. 1193
ON OR TOWARDS NORTH : By Reaming part of Gat No. 1193
- iii. Land bearing **Gat No. 1194**, area admeasuring 00 H. 55 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 56 R. assessment of Rs. 2.94 Paise **i.e. 5600 sq. mtrs.** and bounded as under-
ON OR TOWARDS EAST : By Gat No. 1193
ON OR TOWARDS WEST : By Gat No. 1195 & Gat No. 1196
ON OR TOWARDS SOUTH : By Gat No. 1193
ON OR TOWARDS NORTH : By Gat No. 1195

and all properties are lying and situated at Village **Chikhali**, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. The said Properties are hereinafter referred to as the "SAID PROPERTY/ PROPERTIES" for the sake of brevity.

3. DOCUMENTS PERUSED –

Gat No. 1193, 1193/1 & 1193/8 :-

- i) 7/12 Extracts in respect of Gat No. 1193 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 1970-71 to 1984-85.
- ii) 7/12 Extracts in respect of Gat No. 1193/1 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 1985-86 to 2004-2005.
- iii) 7/12 Extracts in respect of Gat No. 1193/1 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 2005-2006 to 2015-2016 & 2013-14 to 2015-16.
- iv) 7/12 Extracts in respect of Gat No. 1193/8 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 1995-96 to 2004-2005.

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- v) 7/12 Extracts in respect of Gat No. 1193/8 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 2005-2006 to 2015-2016 & 2013-14 to 2015-16.
- vi) Mutation Entries bearing Nos. 106, 335, 808, 1331, 1417, 1668, 13662, 20052, 20053, 21144, 21151, 21293, 28220 & 28862 of Village Chikhali, Tal. Haveli, Dist. Pune.
- vii) Copy of Order bearing No. 43/SR/93/2010 dtd. 13/01/2011 passed by Sub-Divisional Officer, Pune Sub-Division, Pune.
- viii) Copy of Gift Deed dtd. 27/01/2011 executed by Shri. Laxmanrao Vishwnath Pingale and 2 others in favour of Sou. Shakuntala Laxmanrao Pingale and 2 others, registered in the Office of Sub-Registrar Haveli No. 14, at Sr. No. 1211/2011 on 31/01/2011 alongwith its Registration Receipt and Index II Extract.
- ix) Original Sale Deed dtd. 01/11/2017 executed by Shri. Balasaheb alias Balu Kisan Pingale and others as the "Owners" in favour of Shri. Akash Satish Patil as the "Purchaser", duly registered in the office of Sub-Registrar Haveli No. 17, at Sr. No. 9180/2017 on 07/11/2017.
- x) Original Registration Receipt and Index II Extract issued by Sub-Registrar Haveli No. 17 in respect of registration of aforesaid Sale Deed at Sr. No. 9180/2017.

Gat No. 1194 :-

- i) 7/12 Extracts in respect of Gat No. 1194 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 1970-71 to 1984-85, 1985-86 to 2004-2005, 2005-2006 to 2015-2016 & 2013-14 to 2015-2016.
- ii) Mutation Entries bearing Nos. 1046, 1250, 1251, 1331, 1668, 13662, 20052, 20053, 28220 & 28543 of Village Chikhali, Tal. Haveli, Dist. Pune.
- iii) Original Development Agreement dtd. 01/11/2017 executed by Shri. Balasaheb alias Balu Kisan Pingale and others as the "Owners" in favour of Shri. Akash Satish Patil as the "Developer", duly registered in the office of Sub-Registrar Haveli No. 17, at Sr. No. 9177/2017 on 07/11/2017.
- iv) Original Registration Receipt and Index II Extract issued by Sub-Registrar Haveli No. 17 in respect of registration of aforesaid Sale Deed at Sr. No. 9177/2017.

Common Documents :-

- i) Copy of Release Deed dtd. 13/07/2010 executed by Sou. Sunanda Vasantrao Saykar and another in favour of Shri. Laxman Pingale, registered in the Office of Sub-Registrar Haveli No. 14, at Sr. No. 6023/2010 on 13/07/2010 alongwith its Registration Receipt and Index II Extract.
- ii) Copy of Release Deed without Consideration dtd. 10/01/2011 executed by Kum. Varsha Laxmanrao Pingale with the consent of Shri. Laxmanrao Vishwnath Pingale in favour of Shri. Nitin Laxmanrao Pingale and another, registered in the Office of Sub-Registrar Haveli No. 14, at Sr. No. 294/2011 on 10/01/2011 alongwith its Registration Receipt and Index II Extract.
- iii) Copy of Release Deed without Consideration dtd. 10/01/2011 executed by Sou. Kantabai Kisanrao Jagnade and 4 others with the consent of Shri. Kisan alias Krushna Dhondiba Pingale in favour of Shri. Balasaheb Kisan Pingale and 2 others, registered in the Office of Sub-Registrar Haveli No. 14, at Sr. No. 295/2011 on 10/01/2011 alongwith its Registration Receipt and Index II Extract.
- iv) Copy of Release Deed without Consideration dtd. 10/01/2011 executed by Sou. Bharati Dattatray Kardile and another with the consent of Shri. Balasaheb Kisan Pingale in favour of Shri. Surendra Balasaheb Pingale, registered in the Office of Sub-Registrar Haveli No. 14, at Sr. No. 319/2011 on 10/01/2011 alongwith its Registration Receipt and Index II Extract.

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- v) Copy of Death Certificate of Kisan Dhondiba Pingale.
- vi) Copy of Death Certificate of Vishwnath Dhondiba Pingale.
- vii) Original Public Notice, published in daily newspaper 'Prabhat' on 03/05/2017 through Advocates Ashok R. Wagh & Abhijit S. Nikam.
- viii) Original Commencement-Certificate bearing No. BP/Chikhali/137/18 dtd. 11/12/2018 issued by Pimpri Chinchwad Municipal Corporation.
- ix) Original Commencement-Certificate bearing No. BP/Chikhali/19/19 dtd. 15/02/2019 issued by Pimpri Chinchwad Municipal Corporation.
- x) Original Commencement-Certificate bearing No. BP/Chikhali/48/19 dtd. 24/04/2019 issued by Pimpri Chinchwad Municipal Corporation.
- xi) Approved Plan.
- xii) Original N. A. Order bearing No. जमीन/एनए/एसआर/५५२/२०१८ dtd. 28/12/2018 issued by Upper Tahasildar Pimpri Chinchwad, Tal. Haveli, Dist. Pune.
- xiii) Original Deed of Transfer of Development Rights (TDR) dtd. 03/01/2019, executed between Shri. Dnyanoba Sahadhu Chavan and others through its POAH M/s. Shiv Properties through its Partner Mr. Nilesh Madhukar Newale and others as "The Assignor" and Mr. Akash Satish Patil as "The Assignee", duly registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 82/2019 on 03/01/2019 along with its Registration Receipt and Index II Extract.
- xiv) Original Deed of Transfer of Development Rights (TDR) dtd. 04/01/2019, executed between Five Element Constructions LLP through its Director / Partners Smt. Vandana Dhondiram Gunthe and Mr. Dhondiram Vankatrao Gunthe alias Mr. Dinesh Venkatrao Gunthe as "The Assignor" and Mr. Akash Satish Patil as "The Assignee", duly registered in the office of Sub-Registrar Haveli No. 5, at Sr. No. 105/2019 on 04/01/2019 along with its Registration Receipt and Index II Extract.
- xv) Copy of Deed of Mortgage (Simple Mortgage Without Possession) dtd. 29/05/2019 executed by Shri. Akash Satish Patil as the "Borrower / Mortgagor" in favour of State Bank of India, Industrial Finance Branch as the "Mortgagee", registered in the Office of Sub-Registrar Haveli No. 17, at Sr. No. 5788/2019 on 29/05/2019 along with its Registration Receipt and Index II Extract.

4. HISTORY OF DEVOLUTION OF TITLE :

That the Revenue Records i.e. 7/12 Extracts, Mutation Entries issued by Revenue Authorities and recitals of all aforesaid documents are relied upon to trace the history of subject captioned Lands and Ownership and Development Rights of **Shri. Akash Satish Patil**.

COMMON HISTORY OF GAT NOS. 1193, 1193/1 & 1193/8 :-

That the Land bearing Gat No. 1193 admeasuring 07 H. 80 R. + Pot Kharaba 00 H. 05 R. thus total area admeasuring 07 H. 85 R., assessment of Rs. 41.62 Paise, lying and situated at Village Chikhali, Tal. Haveli, Dist. Pune, was possessed by Shri. Krushna Dhondiba Pingale and Shri. Vishwnath Dhondiba Pingale since the year 1970, as revealed from the perusal of 7/12 extract of Gat No. 1193 for the years 1970-71 to 1984-85.

It is seen from perusal of M.E. No. 106 dtd. 21/02/1972, certified on 15/06/1972 that it is confirmed by Circle Officer that Mr. Krushna Dhondiba Pingale obtained Certificate under Section 32M of the Bombay Tenancy & Agricultural Lands Act on payment of the consideration of Rs. 5790/- on 05/04/1971, as determined by the Tahasildar, Haveli and on the basis of the said 32M Certificate his name was

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recorded in the Revenue Record of Gat No. 1193 in the column of Owner / Occupier and the name of Mr. Devrao Krushnrao Jadhav recorded in other rights column as “tenant” came to be deleted by keeping the remark of Section 43 of Bombay Tenancy and Agricultural Act, 1948 in the other right column of the said land.

It is seen from perusal of M.E. 808 dtd. 11/03/1985, certified on 16/04/1985 that as per the application given by Shri. Krushna Dhondiba Pingale and as per the partition between the family members of Dhondiba Pingale, the interested parties / family members were recorded in the Revenue Record of the said land being Gat No. 1193 alongwith another Gat No. 1178 and accordingly the owner/s of their respective share as shown in the said Mutation Entry, which was as follows:

Name	Anewari
Shri. Krushna Dhondiba Pingale	8 Aana
Shri. Vishwanath Dhondiba Pingale	8 Aana

Thus from the aforesaid discussions it is clear that Shri. Krushna Dhondiba Pingale and Shri. Vishwanath Dhondiba Pingale (having 8 Aana share of each) became absolute Owners of Gat No. 1193 of Village Chikhali, Tal. Haveli, Dist. Pune, for the area admeasuring 07 H. 85 R.

It is seen from the perusal of M.E. No. 1331 dtd. 12/01/1988, certified on 31/01/1988 that the registered partition took place between the family members of Shri. Krushna Dhondiba Pingale and Shri. Vishwanath Dhondiba Pingale and accordingly the land bearing No. Gat No. 1193 is divided into 8 parts and the Gat No. 1193/1 area admeasuring 00 H. 93 R. + Pot Kharaba 00 H. 05 R. thus total area admeasuring 00 H. 98 R. came to the share of Shri. Krushna alias Kisan Dhondiba Pingale and the Gat No. 1193/8 area admeasuring 00 H. 98 R. came to the share of Shri. Vishwanath Dhondiba Pingale. However the area of Gat No. 1194 and Gat No. 1178 is less than standard area as per the Maharashtra Prevention of Fragmentation Consolidation Act and as such the names of all family members of Shri. Krushna Dhondiba Pingale and Shri. Vishwanath Dhondiba Pingale are recorded in the Revenue Record of the said Land bearing Gat No. 1194 and 1178.

From the aforesaid discussions it is clear that Shri. Krushna alias Kisan Dhondiba Pingale became the absolute owner of Gat No. 1193/1 area admeasuring 00 H. 93 R. + Pot Kharaba 00 H. 05 R. thus total area admeasuring 00 H. 98 R. and Shri. Vishwanath Dhondiba Pingale became the absolute owner of Gat No. 1193/8 area admeasuring 00 H. 98 R. of Village Chikhali, Tal. Haveli, Dist. Pune.

OWNERSHIP RIGHT OF MR. AKASH SATISH PATIL in respect of subject captioned Land i.e. Gat No. 1193/1, total area admeasuring 00 H. 98 R. out of that an area admeasuring 00 H. 2.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs.–

That since the remark of Section 43 of Tenancy Act appears in the other Rights Column of the said land, permission for gift and transfer of the said Land i.e. Gat No. 1193/1 total area admeasuring 00 H. 98 R. assessment of Rs. 5.21 Paise out of that area admeasuring 00 H. 72.75 R. assessment of Rs. 3.80 Paise to 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale and 3. Shri. Shrikant Kisan Pingale, was obtained by Shri. Krushna alias Kisan Dhondiba Pingale from the Sub Divisional Officer, Pune Sub Division, Pune vide Order bearing No. ४३/एसआर/९३/२०१०, dated 13/01/2011 and accordingly the remark of Section 43 of Tenancy Act was deleted from the Other Right column of the said Land vide M.E. No. 21144 dtd. 05/02/2011 certified on 07/02/2011.

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I have also perused original Order bearing No. ४३/एसआर/९३/२०१०, dtd. 13/01/2011, issued by Sub-Divisional Officer, Pune Sub-Division, Pune and Mutation Entry bearing No. 21144.

That thereafter Shri. Krushna alias Kisan Dhondiba Pingale gifted the said land i.e. Gat No. 1193/1 area admeasuring 00 H. 72.75 R. to 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale and 3. Shri. Shrikant Kisan Pingale by registered Gift Deed dtd. 31/01/2011, which is registered in the Office of Sub-Registrar Haveli No. 14, at Sr. No. 1208/2011 on 31/01/2011 and accordingly the names of 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale and 3. Shri. Shrikant Kisan Pingale are recorded in the Revenue Record of Gat No. 1193/1 for area admeasuring 72.75 R. vide M.E. No. 21293 dtd. 25/02/2011 certified on 16/03/2011.

Thus by virtue of the aforesaid Gift Deed, 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale and 3. Shri. Shrikant Kisan Pingale have become the Owners of the said Land bearing Gat No. 1193/1 area admeasuring 00 H. 72.75 R. of Village Chikhali, Tal. Haveli, Dist. Pune.

That thereafter aforesaid owners 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale and 3. Shri. Shrikant Kisan Pingale have sold the land area admeasuring 00 H. 2.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs. out of Gat No. 1193/1 to Shri. Akash Satish Patil, by executing Sale Deed dtd. 01/11/2017, which is registered in the office of Sub-Registrar Haveli No. 17, at Sr. No. 9180/2017 on 07/11/2017 and accordingly the name of the said purchaser Shri. Akash Satish Patil is recorded in the column of Owner / Occupier of the Revenue Record of the land bearing Gat No. 1193/1, for area admeasuring 00 H. 02.66 R., vide M. E. No. 28862, dtd. 01/02/2018.

It is revealed from the perusal of aforesaid Sale Deed dtd. 01/11/2017 that the said Sale Deed is adequately stamped and registered for the valid consideration as set out therein.

That by virtue of aforesaid Sale Deed, the Executants i.e. Vendors of the aforesaid Sale Deed have declared that the sold land is free from encumbrances and Title of the Vendors to the said land is clear, marketable and free from encumbrances.

That by virtue of aforesaid Sale Deed, the Executants i.e. Vendors of the aforesaid Sale Deed acknowledged the receipt of entire consideration amount from the Purchaser as set out therein and they have also handed over the vacant and actual possession of the said land to the Purchaser on the day of the execution of the aforesaid Sale Deed.

It is also revealed from the perusal of 7/12 Extract in respect of Gat No. 1193/1 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 2013-14 to 2015-2016 that the name of Shri. Akash Satish Patil appears in the column of Owner / Occupier of the said Gat No. 1193/1 for area admeasuring 00 H. 2.66 R., assessment of Rs. 0.15 Paise.

From the aforesaid discussions it is clear that Shri. Akash Satish Patil becomes the absolute owner of the Land bearing Gat No. 1193/1 for area admeasuring 00 H. 2.66 R., i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs., assessment of Rs. 0.15 Paise of Village Chikhali, Tal. Haveli, Dist. Pune.

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OWNERSHIP RIGHT OF MR. AKASH SATISH PATIL in respect of subject captioned Land i.e. Gat No. 1193/8, total area admeasuring 00 H. 98 R. out of that an area admeasuring 00 H. 2.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs. –

That the Owner of the Gat No. 1193/8 viz. Shri. Vishwanath Dhondiba Pingale expired on 07/02/2004 leaving behind him his legal heirs viz.

sons namely 1) Laxman Vishwanath Pingale,
2) Harishchandra Vishwanath Pingale,
3) Sunil Vishwanath Pingale,

daughters namely 4) Sunanda Vasantrya Saykar,

wife namely 5) Dagadabai Vishwanath Pingale

and accordingly their names were recorded in the Revenue Record of Rights of Gat No. 1193/8, vide M.E. No. 20053 dtd. 23/07/2010 certified on 03/09/2010.

That thereafter 1. Sou. Sunanda Vasantrya Saykar and 2. Smt. Dagadabai Vishwanath Pingale have released and relinquished their right, title and interest in Gat No. 1193/8 area admeasuring 00 H. 98 R., assessment of Rs. 5.20 Paise alongwith other lands to and in favour of 1. Shri. Laxman Vishwanath Pingale, 2. Shri. Harishchandra Vishwanath Pingale and 3. Shri. Sunil Vishwanath Pingale, by executing registered Release Deed dtd. 13/07/2010, registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 6023/2010 and accordingly their names were deleted from the said Gat No. 1193/8 vide M.E. No. 20052 dtd. 23/07/2010 certified on 03/09/2010.

That thereafter Kum. Varsha Laxmanrao Pingale who is the daughter of aforesaid one of the owners viz. Shri. Laxman Vishwanath Pingale has also released and relinquished her right, title and interest in Gat No. 1193/8 area admeasuring 00 H. 98 R., assessment of Rs. 5.20 Paise alongwith other lands to and in favour of 1. Shri. Nitin Laxmanrao Pingale and 2. Shri. Santosh Laxmanrao Pingale, with the consent of Shri. Laxman Vishwanath Pingale, by executing registered Release Deed dtd. 10/01/2011, registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 294/2011.

From the aforesaid discussions it is clear that 1. Shri. Laxman Vishwanath Pingale, 2. Shri. Harishchandra Vishwanath Pingale and 3. Shri. Sunil Vishwanath Pingale became the absolute owners of Gat No. 1193/8 area admeasuring 00 H. 98 R. of Village Chikhali, Tal. Haveli, Dist. Pune, as their ancestral property.

That since the remark of Section 43 of Tenancy Act appears in the other Rights Column of the said land, permission for gift and transfer of the said Land i.e. Gat No. 1193/8 total area admeasuring 00 H. 98 R. assessment of Rs. 5.20 Paise out of that area admeasuring 00 H. 72.75 R. assessment of Rs. 3.86 Paise to 1. Smt. Shakuntala Laxman Pingale, 2. Smt. Kalpana Harishchandra Pingale and 3. Shri. Rupali Sunil Pingale, was obtained by 1. Shri. Laxmanrao Vishwanath Pingale, 2. Shri. Harishchandra Vishwanath Pingale and 3. Shri. Sunil Vishwanath Pingale from the Sub Divisional Officer, Pune Sub Division, Pune vide Order bearing No. ४३/एसआर/९३/२०१०, dated 13/01/2011 and accordingly the remark of Section 43 of Tenancy Act was deleted from the Other Right column of the said Land vide M.E. No. 21144 dtd. 05/02/2011 certified on 07/02/2011.

I have also perused original Order bearing No. ४३/एसआर/९३/२०१०, dtd. 13/01/2011, issued by Sub-Divisional Officer, Pune Sub-Division, Pune and Mutation Entry bearing No. 21144.

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Thus by virtue of the aforesaid Gift Deed, 1. Smt. Shakuntala Laxman Pingale, 2. Smt. Kalpana Harishchandra Pingale and 3. Shri. Rupali Sunil Pingale have become the Owners of the said Land bearing Gat No. 1193/8 area admeasuring 00 H. 72.75 R. of Village Chikhali, Tal. Haveli, Dist. Pune.

That thereafter aforesaid owners 1. Smt. Shakuntala Laxman Pingale, 2. Smt. Kalpana Harishchandra Pingale and 3. Shri. Rupali Sunil Pingale have sold the land area admeasuring 00 H. 2.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs. out of Gat No. 1193/8 to Shri. Akash Satish Patil, by executing Sale Deed dtd. 01/11/2017, which is registered in the office of Sub-Registrar Haveli No. 17, at Sr. No. 9180/2017 on 07/11/2017 and accordingly the name of the said purchaser Shri. Akash Satish Patil is recorded in the column of Owner / Occupier of the Revenue Record of the land bearing Gat No. 1193/8, for area admeasuring 00 H. 02.66 R., vide M. E. No. 28862, dtd. 01/02/2018.

It is revealed from the perusal of aforesaid Sale Deed dtd. 01/11/2017 that the said Sale Deed is adequately stamped and registered for the valid consideration as set out therein.

That by virtue of aforesaid Sale Deed, the Executants i.e. Vendors of the aforesaid Sale Deed have declared that the sold land is free from encumbrances and Title of the Vendors to the said land is clear, marketable and free from encumbrances.

That by virtue of aforesaid Sale Deed, the Executants i.e. Vendors of the aforesaid Sale Deed acknowledged the receipt of entire consideration amount from the Purchaser as set out therein and they have also handed over the vacant and actual possession of the said land to the Purchaser on the day of the execution of the aforesaid Sale Deed.

It is also revealed from the perusal of 7/12 Extract in respect of Gat No. 1193/8 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 2013-14 to 2015-2016 that the name of Shri. Akash Satish Patil appears in the column of Owner / Occupier of the said Gat No. 1193/8 for area admeasuring 00 H. 2.66 R., assessment of Rs. 0.15 Paise.

From the aforesaid discussions it is clear that Shri. Akash Satish Patil becomes the absolute owner of the Land bearing Gat No. 1193/8 for area admeasuring 00 H. 2.66 R., i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs., assessment of Rs. 0.15 Paise of Village Chikhali, Tal. Haveli, Dist. Pune.

HISTORY OF GAT NO. 1194 AND DEVELOPMENT RIGHTS OF MR. AKASH SATISH PATIL IN RESPECT OF SAID LAND AREA ADMEASURING 00 H. 56 R. I.E. 5600 SQ. MTRS. :-

That the Land bearing Gat No. 1194 admeasuring 00 H. 55 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 56 R., assessment of Rs. 2.94 Paise, lying and situated at Village Chikhali, Tal. Haveli, Dist. Pune, originally owned and possessed by Smt. Laxmibai Mahadu Shinde, as revealed from the perusal of 7/12 extract of Gat No. 1194 for the years 1970-71 to 1984-85.

It is seen from the perusal of M.E. No. 1046 dtd. 25/01/1987 certified on 12/02/1987 that the aforesaid owner Smt. Laxmibai Mahadu Shinde for herself and as a legal guardian of Maruti Mahadu Shind and others have sold the aforesaid Land bearing Gat No. 1194 area admeasuring 00 H. 56 R. to 1. Shri. Kisan Dhondiba Pingale and 2. Shri. Vishwanath Dhondiba Pingale, by executing Sale Deed dtd. 04/01/1979, which is registered in the office of Sub-Registrar Haveli No. 1, at Sr. No. 43/1979 on 10/10/1979 and accordingly the name of the said purchasers viz. Shri. Kisan Dhondiba Pingale and 2. Shri. Vishwanath Dhondiba Pingale were recorded in the column of Owner / Occupier of the Revenue Record of the land bearing Gat No. 1194, area admeasuring 00 H. 56 R., vide M. E. No. 1046.

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It is seen from perusal of M.E. No. 1250 dtd. 18/09/1987, certified on 28/10/1987 that the owners of the aforesaid land Shri. Kisan and Vishwanath Dhondiba Pingale submitted the application for Anewari and as per their application, the Anewari (Share) of the said owners i.e. Shri. Kisan Dhondiba Pingale having 8 Aana share and Shri. Vishwanath Dhondiba Pingale having 8 Aana share, was recorded in the Revenue Record of the land bearing Gat No. 1194 vide M.E. No. 1250.

It is seen from the perusal of M.E. No. 1331 dtd. 12/01/1988, certified on 31/01/1988 that the registered partition took place between the family members of Shri. Krushna Dhondiba Pingale and Shri. Vishwanath Dhondiba Pingale and accordingly the land bearing No. Gat No. 1193 is divided into 8 parts and the Gat No. 1193/1 area admeasuring 00 H. 93 R. + Pot Kharaba 00 H. 05 R. thus total area admeasuring 00 H. 98 R. came to the share of Shri. Krushna alias Kisan Dhondiba Pingale and the Gat No. 1193/8 area admeasuring 00 H. 98 R. came to the share of Shri. Vishwanath Dhondiba Pingale. However the area of Gat No. 1194 and Gat No. 1178 is less than standard area as per the Maharashtra Prevention of Fragmentation Consolidation Act and as such the names of all family members of Shri. Krushna Dhondiba Pingale and Shri. Vishwanath Dhondiba Pingale are recorded in the Revenue Record of the said Land bearing Gat No. 1194 and 1178.

It is also revealed from the perusal of 7/12 Extract in respect of Gat No. 1194 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 1985-86 to 2004-2005 that the names of 1. Shri. Kisan Dhondiba Pingale (for area adm. 00 H. 07 R.), 2. Shri. Vishwanath Dhondiba Pingale (for area adm. 00 H. 07 R.), 3. Shri. Balaso Kisan Pingale (for area adm. 00 H. 07 R.), 4. Shri. Poptrao Kisan Pingale (for area adm. 00 H. 07 R.), 5. Shri. Shrikant Kisan Pingale (for area adm. 00 H. 07 R.), 6. Shri. Laxmanrao Vishwanath Pingale (for area adm. 00 H. 07 R.), 7. Shri. Harishchandra Vishwanath Pingale (for area adm. 00 H. 07 R.) and 8. Shri. Sunil Vishwanath Pingale (for area adm. 00 H. 07 R.) appear in the column of owner / occupier of the Land bearing Gat No. 1194.

That thereafter one of the aforesaid Owners viz. Shri. Vishwanath Dhondiba Pingale expired on 07/02/2004 leaving behind him his legal heirs viz.

sons namely 1) Laxman Vishwanath Pingale,
 2) Harishchandra Vishwanath Pingale,
 3) Sunil Vishwanath Pingale,

daughters namely 4) Sunanda Vasantryo Saykar,

wife namely 5) Dagadabai Vishwanath Pingale

and accordingly their names were recorded in the Revenue Record of Rights of Gat No. 1193/8 by deleting the name of Shri. Vishwanath Dhondiba Pingale, vide M.E. No. 20053 dtd. 23/07/2010 certified on 03/09/2010.

That thereafter 1. Sou. Sunanda Vasantryo Saykar and 2. Smt. Dagadabai Vishwanath Pingale have released and relinquished their right, title and interest in Gat No. 1193/8 area admeasuring 00 H. 98 R., assessment of Rs. 5.20 Paise alongwith other lands to and in favour of 1. Shri. Laxman Vishwanath Pingale, 2. Shri. Harishchandra Vishwanath Pingale and 3. Shri. Sunil Vishwanath Pingale, by executing registered Release Deed dtd. 13/07/2010, registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 6023/2010 and accordingly their names were deleted from the said Gat No. 1193/8 vide M.E. No. 20052 dtd. 23/07/2010 certified on 03/09/2010.

That thereafter Kum. Varsha Laxmanrao Pingale who is the daughter of aforesaid one of the owners viz. Shri. Laxman Vishwanath Pingale has also released and relinquished her right, title and interest in Gat No. 1193/8 area admeasuring 00 H. 98 R., assessment of Rs. 5.20 Paise alongwith other lands to and in favour of

.9.

1. Shri. Nitin Laxmanrao Pingale and 2. Shri. Santosh Laxmanrao Pingale, with the consent of Shri. Laxman Vishwanath Pingale, by executing registered Release Deed dtd. 10/01/2011, registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 294/2011.

That thereafter the one of the another owner of the said Land bearing Gat No. 1194, viz. Shri. Krushna alias Kisan Dhondiba Pingale expired on 25/05/2016 leaving behind him his legal heirs viz:

sons namely 1) Balasaheb Kisan Pingale,
 2) Popatrao Kisan Pingale,
 3) Shrikant Kisan Pingale,
daughters namely 4) Kantabai Kisanrao Jagnade,
 5) Meena Devidas Dawale &

Deceased daughter Shakuntala Muralidhar Wavhal expired on 17/04/2009 leaving behind her legal heirs viz.:

6) Sanjay Muralidhar Wavhal,
7) Sangeeta Arvind Ghatkar,
8) Jyoti Sunil Kahane

and accordingly their names were recorded in the Revenue Record of Rights of Gat No. 1194 by deleting the name of Shri. Kisan Dhondiba Pingale.

That thereafter 1. Sou. Kantabai Kisanrao Jagnade, 2. Sou. Meena Devidas Dawale and legal heirs of deceased Shakuntala Muralidhar Wavhal viz. 3. Shri. Sanjay Muralidhar Wavhal, 4. Sou. Sangeeta Arvind Ghatkar and 5. Sou. Jyoti Sunil Kahane have released and relinquished their right, title and interest in Gat No. 1193/1 area admeasuring 00 H. 98 R., assessment of Rs. 5.21 Paise alongwith other lands to and in favour of 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale and 3. Shri. Shrikant Kisan Pingale, by executing registered Release Deed without Consideration dtd. 10/01/2011, registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 295/2011 and accordingly their names were deleted from the said Gat No. 1194 vide M.E. No. 28543 dtd. 18/12/2017.

That thereafter 1. Sou. Bharati Dattatrya Kardile and 2. Sou. Aarati Rohidas Kivare who are the daughters of aforesaid one of the owners viz. Balasaheb Kisan Pingale have also released and relinquished their right, title and interest in Gat No. 1194 area admeasuring 00 H. 56 R., assessment of Rs. 02.94 Paise alongwith other lands to and in favour of Shri. Surendra Balasaheb Pingale, with the consent of Shri. Balasaheb Kisan Pingale, by executing registered Release Deed dtd. 10/01/2011, registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 319/2011 on 10/01/2011.

It is also revealed from the perusal of 7/12 Extract in respect of Gat No. 1194 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 2013-14 to 2015-2016 that the names of 1. Popat Kisan Pingale, 2. Balasaheb Kisan Pingale & 3. Shrikant Kisan Pingale appears in the column of Owner / Occupier of the said Gat No. 1194 for area admeasuring 00 H. 08 R., assessment of Rs. 0.43 Paise and the names of 1. Balasaheb Kisan Pingale, 2. Popatrao Kisan Pingale, 3. Shrikant Kisan Pingale, 4. Laxmanrao Vishwanath Pingale, 5. Harishchandra Vishwanath Pingale & 6. Sunil Vishwanath Pingale appears in the column of Owner / Occupier of the said Gat No. 1194 for area admeasuring 00 H. 47 R., assessment of Rs. 2.51 Paise.

Thus from the aforesaid discussions it is clear that 1. Shri. Balasaheb Kisan Pingale, 2. Shri. Popatrao Kisan Pingale, 3. Shri. Shrikant Kisan Pingale, 4. Shri. Laxmanrao Vishwanath Pingale, 5. Shri. Harishchandra Vishwanath Pingale & 6. Shri. Sunil Vishwanath Pingale become the absolute owners of Gat No. 1194 for total area admeasuring 00 H. 56 R. i.e. 5600 sq. mtrs. of Village Chikhali, Tal. Haveli, Dist. Pune, as their ancestral property.

.10.

That thereafter Shri. Balasaheb Kisan Pingale and others have entrusted development rights in Land bearing Gat No. 1194, area admeasuring 00 H. 55 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 56 R., by Development Agreement and Irrevocable Power of Attorney both dtd. 01/11/2017 to and in favour of Shri. Akash Satish Patil, which are registered in the office of Sub-Registrar Haveli No. 17, at Sr. Nos. 9177/2017 and 9178/2017 respectively on 07/11/2017.

That the aforesaid documents i.e. Development Agreement and Irrevocable General Power of Attorney are adequately stamped and also registered for valid consideration as set out therein.

From the aforesaid discussions it is clear that Shri. Akash Satish Patil has acquired valid development rights in respect of Land i.e. Gat No. 1194, area admeasuring 00 H. 55 R. + Pot Kharaba 00 H. 01 R. thus total area admeasuring 00 H. 56 R. i.e. 5600 sq. mtrs. of Village Chikhali, Tal. Haveli, Dist. Pune.

OTHER RIGHT COLUMN OF THE SUBJECT CAPTIONED PLOT OF LANDS
I.E. GAT NO. 1193/1, 1193/8 & 1194 :-

It is seen from perusal of M.E. No. 335 dtd. 16/03/1978 that as per the application dtd. 16/03/1978 given by Shri. Kisan Dhondiba Pingale, he had availed loan of Rs. 2000/- from Vikas Yojana by creating charge on Gat No. 1193 and the said Tagai charges was subsequently deleted from the other right column, on the basis of the Certificate bearing No. Tagai/VaShi/9 dtd. 07/03/1978 issued by Panchayat Samiti Haveli, as Shri. Kisan Dhondiba Pingale had repaid the said loan vide M. E. bearing No. 335.

It is seen from the perusal of M. E. No. 1417 dtd. 16/04/1988 certified on 01/08/1988 that due to under ground Petrol line of Hindustan Petroleum Corporation Ltd. Mumbai from various Gat Numbers of Village Chikhali, Tal. Haveli, Dist. Pune, as shown in the said M. E. Number, which includes subject captioned Gat No. 1193 also, the Right to use by Hindustan Petroleum was recorded in the Other Right Column of Revenue Record of Gat No. 1193. It is further seen from the perusal of aforesaid M. E. No. 1417 that the Land Owners of the area, from which under ground Petrol Line is passed, are restricted to use the said Land as set out therein. Though the right of laying Petrol Line is granted in favour of Hindustan Petroleum Corporation Ltd. Mumbai, there is not any restriction on ownership of land.

That Shri. Harishchandra Vishwanath Pingale and others availed loan by creating charge on property of Gat No. 1194, 1193/1 and 1193/8 alongwith other lands mentioned in Mutation Entry No. 1668, from The Maharashtra State Co-Operative Agricultural and Rural Development Bank Ltd., Branch Pune for Rs. 94,400/- and accordingly the name of The Maharashtra State Co-Operative Agricultural and Rural Development Bank Ltd., Branch Pune was recorded in the Revenue Record of Gat No. 1194, 1193/1 & 1193/8 vide M.E. No. 1668 dtd. 20/05/1989 certified on 22/06/1989. It appears from the Mutation Entry No. 13662 dtd. 18/12/2002 that Shri. Harishchandra Vishwanath Pingale and others repaid the loan alongwith interest of The Maharashtra State Co-Operative Agricultural and Rural Development Bank Ltd. and accordingly the name of The Maharashtra State Co-Operative Agricultural and Rural Development Bank Ltd. was deleted from the other rights column of the 7/12 Extracts of Gat No. 1194 & 1193/1.

It is also revealed from the perusal of 7/12 Extract in respect of Gat No. 1193/1 of Village Chikhali, Tal. Haveli, Dist. Pune for the years 2013-14 to 205-16 that the other right column of the said Gat No. 1193/1 reveals encumbrances of Prerana Co-operative Bank Ltd., however the said encumbrances are not related to the share of Pingale's Family, so the share of Pingale's Family and Shri. Akash Satish Patil in the said land bearing Gat No. 1193/1 is free from encumbrances.

COMMENCEMENT CERTIFICATE AND APPROVED PLAN:-

That Balasaheb K. Pingle and others through POA Holder Mr. Akash Satish Patil as a Promoter / Developer has got the Plan/s approved in respect of construction of Building/s upon subject captioned Lands from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate bearing No. BP/Chikhali/137/2018 dtd. 11/12/2018 which is revised from time to time vide Commencement Certificate bearing No. BP/Chikhali/19/2019 dtd. 15/02/2019 and Commencement Certificate No. BP/Chikhali/48/2019 dtd. 24/04/2019.

I have perused copies of aforesaid Commencement Certificates and Approved Plans.

N. A. ORDER:-

As per the N. A. Order bearing No. जमिन/एनए/एसआर/५५२/२०१८ dtd. 28/12/2018 issued by Upper Tahasildar Pimpri Chinchwad, Tal. Haveli, Dist. Pune, thereby granting N. A. permission for construction of Residential Building/s and Commercial Construction upon subject captioned Lands i.e. Gat Nos. 1193/1(P), 1193/8(P) & 1194 of Village Chikhali, Tal. Haveli, Dist. Pune.

PUBLIC NOTICE:-

A Public Notice was published in daily Newspaper "Prabhat" on 03/05/2017 through Adv. Ashok R. Wagh & Abhijit S. Nikam for inviting objection/s, if any, in respect of subject captioned lands from the public at large. However, in response to the said Notice Adv. Ashok R. Wagh did not receive any objection/s from public at large, during the notice period of 15 days. as revealed from the perusal of Certificate dtd. 01/01/2018, issued by Adv. Ashok R. Wagh to that effect.

That Mr. Akash Satish Patil has also purchased TDR admeasuring 2125.00 sq. mtrs., by virtue of registered Deed of Transfer of Development Rights (TDR) dtd. 03/01/2019 and TDR admeasuring 2806.91 sq. mtrs. by virtue of registered Deed of Transfer of Development Rights (TDR) dtd. 04/01/2019, which are registered in the office of Sub-Registrar Haveli No. 5, at Sr. Nos. 82/2019 & 105/2019 respectively and has also utilized the said area of T.D.R. admeasuring 2125.00 sq. mtrs. + 2806.91 sq. mtrs. = total area admeasuring 4931.91 sq. mtrs. for the development of Gat Nos. 1193/1(P), 1193/8(P) & 1194 of Village Chikhali, Tal. Haveli, Dist. Pune.

That the said Promoter / Developer viz. Mr. Akash Satish Patil has availed Project Loan (Project Specific Working Capital Limits for Project : "Ganesh Joynest B Wing") from State Bank of India, Industrial Finance Branch, by mortgaging the subject captioned Properties by way of Deed of Mortgage (Simple Mortgage Without Possession) dtd. 29/05/2019, which is registered in the Office of Sub-Registrar Haveli No. 17, at Sr. No. 5788/2019 on 29/05/2019.

I have also perused copy of Deed of Mortgage (Simple Mortgage Without Possession) dtd. 29/05/2019 executed by Mr. Akash Satish Patil as the "Borrower / Mortgagor" in favour of State Bank of India, Industrial Finance Branch as the "Mortgagee", registered in the Office of Sub-Registrar Haveli No. 17, at Sr. No. 5788/2019 on 29/05/2019 along with its Registration Receipt and Index II Extract.

5. SEARCH

I caused the online search on Govt. Website of IGR and also taken the Search of Index II Registered maintained by Sub-Registrar Haveli for last 30 years i.e. from 1990 to 2019 vide Search Receipt No. 8208/2019 dtd. 03/07/2019. However most of the record is tousled and is in loose leaf form, scattered and some of the registers are not up-to-date. Some of the record is maintained manually. Record of the last few years is kept only on Computer System. It is to be noted that the permission is granted to the public to register the document/s in any one out of all Offices of Sub-Registrar Haveli in Pune, but the concern Sub-Registrar Haveli have not kept the record of the concern entries in the other offices. However as per the available Registers and record, I didn't come across adverse entry in respect of subject captioned property except Deed of Mortgage (Simple Mortgage Without Possession) dtd. 29/05/2019 in favour of State Bank of India, Industrial Finance Branch.

6. CERTIFICATE

From the above discussions and subject to observation, I certify that **Shri. Akash Satish Patil** has a clean, clear, marketable and unencumbered right, title and interest in respect of subject captioned Plot of Lands bearing i) **Gat No. 1193 Hissa No. 1**, area admeasuring 00 H. 93 R. + Pot Kharaba 00 H. 05 R. thus total area admeasuring 00 H. 98 R. assessment of Rs. 5.21 Paise, out of that **area admeasuring 00 H. 2.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs.** & ii) **Gat No. 1193 Hissa No. 8**, area admeasuring 00 H. 98 R. assessment of Rs. 5.20 Paise, out of that **area admeasuring 00 H. 2.66 R. i.e. 2862 sq. fts. i.e. 265.98 sq. mtrs.** and **Shri. Akash Satish Patil** has also acquired valid development rights in respect of subject captioned Plot of Land bearing iii) **Gat No. 1194**, area admeasuring 00 H. 55 R. + Pot Kharaba 00 H. 01 R. thus total **area admeasuring 00 H. 56 R. i.e. 5600 sq. mtrs.** assessment of Rs. 2.94 Paise, lying and situated at Village **Chikhali**, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli except the encumbrance of State Bank of India, Industrial Finance Branch. Mr. Akash Satish Patil has also clear and unencumbered right, title and interest in respect of Residential & Commercial Units in the Project by name and style "**GANESH JOYNES**" being constructed upon the said Lands.

Encl: Search Receipt