

**ANAND P. AKUT**  
(ADVOCATE)

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To,  
MahaRERA

### LEGAL TITLE REPORT

**Sub:** Title Clearance Certificate with respect to Survey No. 111/1/1, situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred as the Said Property).

I have investigated the title of the said Plot on the request of Directors of Vilas Javdekar Eco-Shelters Pvt. Ltd. and have perused following documents:

#### 1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land, admeasuring 01 Hectare 75 Ares + 00 Hectare 5 Ares [Pot Kharaba], totally admeasuring 01 Hectare 80 Ares i.e. 18,000 Sq. mtrs, bearing Survey No.111/1/1, situated at Village Wakad, Taluka:- Mulshi, District Pune within the Limits of Pimpri-Chinchwad Municipal Corporation, and which property is bounded as under:-

On Or towards East	Survey No. 111/1/2
On Or towards West	Survey No. 110
On Or towards South	Survey No. 112
On Or towards North	Road and Survey No. 109

Along with all incidental rights thereto



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**2. DOCUMENTS AND 7/12 EXTRACTS SUBMITTED FOR MY  
PERUSAL:**

1. Copy of Registered Will of Mr. Namdev Sadashiv Mohol dated 21/12/1971 registered at Sr. No, HVL-2/3-2847/1971.
2. Copy of Certificate bearing No. IPL/VII/165 dated 25/10/1972 issued by the Uppar Tahasildar Mulshi in favour of Mr. Laxman Rama Kemse.
3. Copy of Sale Deed dated 16/07/1982, executed between Mr. Madukar Namdev Mohol and 5 others AND Mr. Vithoba Laxman Kemase and 3 others, registered at Sr. No. MVL/1239/1982.
4. TLR Order dated 28/05/2002 bearing No. DURUSTRI/58/2001.
5. Tahesildar Mulshi Order dated 04/09/2002, bearing No. TLG/VASHI/771/02.
6. Copy of Phalni Bara (Form No. 4, in respect of Survey No.111/1) (ME. 9322).
7. ULC Order dated 27/09/2002, having ULC Case No.1005-MO, passed by Hon'ble Deputy Collector and Competent Authority No. III, Pune Urban Agglomeration, Pune.
8. Copy of Sale Deed dated 30/09/2004, executed between Chanakya Education Society AND Mr. Madhukar Namdev Mohol and 8 others, registered at Sr. No. MLS/5593/2004.
9. Copy of Cancelled Memorandum of Understanding dated 20/08/2005, executed by and between M/s. Keso Associates through Partner Mr.

Adv. Anar

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Shyam Sonavane and Mr. Ganesh Kenjale AND Mr. Sadanand Mohol  
which was cancelled on 02/03/2006.

10. Copy of No Objection Letter dated 24/02/2006 issued by M/s. Keso Associates through Partner Mr. Shyam Sonavane and Mr. Ganesh Kenjale in favour of Mr. Sadanand Mohol to cancel the Memorandum of Understanding dated 20/08/2005 executed between them.
11. Copy of Order bearing No. HNO/PARTITION/SR/WAKAD/59/2006, dated 04/08/2005, issued by Collector Office, Mulshi, in respect of Partition of Survey Nos. 111/1/1, Wakad (ME 10567).
12. Copy of Order dated 16/06/2006 issued by Taluka Nirikshak BhumiAbhilekh Mulshi (Paud), in favour of Tahasildar Mulshi (Paud), Bearing No. Wakad/331/2006.
13. Copy of Durusta Aakarfod Patra MO.R.NO. 459/2006.
14. Copy of Development Agreement dated 11/08/2006, executed between Mr. Ravindra Madhukar Mohol and 8 others AND B.U. Bhandari Auto Pvt. Ltd., registered at Sr. No. HVL-15/5837/2006.
15. Copy of General Power of Attorney dated 11/08/2006 executed by Mr. Ravindra Madhukar Mohol and 8 othesubjeers in favour of Mr. Shailesh Jaikumar Bhandari and Mr. Jaikumar Babulal Bhandari, registered at Sr. No. HVL-15/5838/2006.
16. Copy of Agreement to Sale dated 10/08/2009, executed by and between Mr. Ravindra Madhukar Mohol and 8 others and B. U. Bhandari Auto Pvt. Ltd. through its Managing Director Mr. Shailesh Jaikumar Bhandarias a Consenting Party in favour of Sukhwani Constructions



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- through its Sole proprietor Mr. Ganasham Jhangaldas Sukhwani, registered at Sr. No. HVL-19/3438/2009 on registered on 11/08/2009.
17. Copy of Irrevocable Power of Attorney dated on 10/08/2009, executed by Mr. Ravindra Madhukar Mohol and 9 others in favour of Sukhwani Constructions through its Sole proprietor Mr. Ganasham Jhangaldas Sukhwani, registered at Sr. No. HVL-19/ 3439/2009 on 11/08/2009.
18. Copy of High Court Order dated 16/02/2010, passed in Writ Petition No. 298/2010.
19. Copy of Sale Deed dated 16/06/2010, executed by Mr. Ravindra Madhukar Mohol and 8 others in favour of Sukhwani Constructions through its Sole proprietor Mr. Ganasham Jhangaldas Sukhwani, registered at Sr. No. HVL-19/ 5469/2010.
20. Notification Issued by Additional Deputy Collector and Competent Authority ULC Pune, Pune in ULC Case No. 1005-MO dated 29/11/2010.
21. Letter issued by Additional Deputy Collector and Competent Authority ULC Pune, to Talathi Wakad, Taluka Mulshi dated 07/12/2010 to delete the name of State Government of Maharashtra from Others Right Column of 7/12 Extract.
22. Copy of Deed of Sale dated 30/12/2020 executed between M/S Sukhwani Constructions through Sole Proprietor Mr. Ghanshyam Jhangaldas Sukhwani and Sukhwani Epitome LLP through its Partner Ghanshyam Jhangaldas Sukhwani registered on 18/02/2021 with the Joint Sub Registrar Haveli No. 25 at Serial No. 2769/2021.



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23. Copy of Deed of Indemnity registered between Sukhwani Epitome LLP through its Partners Mr. Ghanshyam Jhangaldas Sukhwani and Mr. Ravi Ghanshyam Sukhwani and Vilas Javdekar Eco Shelters Private Limited through its Authorized Signatory and Director Mr. Aditya Vilas Javdekar dated 03/03/2021 registered with the Joint Sub-Registrar Haveli No. 26 at Serial No. 3888/2021 on 04/03/2021.
24. Copy of Joint Development Agreement dated 03/03/2021 executed between Sukhwani Epitome LLP through Partner/s Mr. Ghanshyam Jhangaldas Sukhwani and Mr. Ravi Ghanshyam Sukhwani and Vilas Javdekar Eco Shelters Private Limited through Director Mr. Aditya Vilas Javdekar registered on 04/03/2021 with Joint Sub-Registrar Haveli No. 26 at Serial No. 3889/2021.
25. Copy of Power of Attorney registered between Sukhwani Epitome LLP through its Partners Mr. Ghanshyam Jhangaldas Sukhwani and Mr. Ravi Ghanshyam Sukhwani and Vilas Javdekar Eco Shelters Private Limited through its Authorized Signatory and Director Mr. Aditya Vilas Javdekar dated 03/03/2021 registered with the Joint Sub-Registrar Haveli No. 26 at Serial No. 3893/2021 on 04/03/2021.

**3. 7/12 EXTRACTS AND MUTATION ENTRIES**

- **Copies of 7/12 Extract**
  1. 7/12 extracts for Survey No. 111 for the period 1953 to 1966, 1966 to 1977, 1978 to 1991, 1991 to 2001.
  2. 7/12 extract for Survey No. 111/1 for the period 2001 to 2006



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3. 7/12 extracts for Survey No. 111/1/1 for the period 2005-2012, 2012 to 2015, 2015 to 2018, 2016 to 2019, 2019-2020.

- **Copies of Mutation Entries:** 787, 906, 931, 2011, 2069, 2097, 2268, 2269, 2621, 2576, 3922, 4235, 5077, 6130, 8871, 8872, 9075, 9322, 9963, 10537, 10567, 10542, 12067, 12785, 12956, 15446.

**NOTE:** All documents submitted for my perusal are photocopies.

#### **4. SEARCH REPORT:**

On my request and instructions, Advocate Prajakta Karandikar-Vaze has taken online search in relation to said property, for a period of last 19 years i.e. from 2002 to 2021, from the website <https://esearchigr.maharashtra.gov.in> and has also taken physical search of the available record for last 30 years in the Sub Registrar Office, Maval and Paud at District Pune.

#### **5. OPINION:**

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 Sukhwani Epitome LLP, having office address at :- 32, Sukhwani Chambers, Pimpri, Pune 411018, is sole and absolute owner and possessor of, and have clean, clear and marketable title to said properties without any encumbrances and further, Vilas Javdekar Eco Shelters Private Limited appears to have Joint



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Development Rights in respect of an area admeasuring of 16,126.74 Sq. mtrs. out of the said property along with Sukhwani Epitome LLP as per the terms and conditions of the Joint Development Agreement being part of Owners of the said property.

The report reflecting the flow of the title of the said property/land is enclosed herewith as annexure.

Encl : Annexure.

Anand P. Akut



Date: 23/03/2021

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#### FORMAT- A

#### FLOW OF THE TITLE OF THE SAID LAND/PROPERTY.

1. 7/12 Extract as on date of Application for Registration :

On Perusal of 7/12 extract dated 23/03/2021, entry of M/s Sukhwani Constructions through Proprietor Mr. Ghanashyam Jhangaldas Sukhwani (i.e. erstwhile owner) appears on 7/12 extract dated 23/03/2021. However, On or around 30/12/2020, M/S Sukhwani Constructions through its sole Proprietor Mr. Ghanshyam Jhangaldas Sukhwani executed a Deed of Sale in favour of Sukhwani Epitome LLP through its Partner/s Mr. Ghanshyam Jhangaldas Sukhwani which got on registered on 18/02/2021 with Joint Sub Registrar Haveli No. 25 at Serial No. 2769/2021 thereby transferring all right, title and interest in favour of Sukhwani Epitome LLP and on registration of the Deed of Sale, M/S Sukhwani Constructions has put Sukhwani Epitome LLP in peaceful and vacant possession of the said property. My Client has informed me, that the procedure for mutating the name of present owner i.e. Sukhwani Epitome LLP is in process and its name shall be mutated on all revenue records of said property in due course of time.



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**2. Mutation Entry**

The name of M/s Sukhwani Constructions through Proprietor Mr. Ghanashyam Jhangaldas Sukhwani is duly mutated in main owner / occupiers column on 7/12 extract of said property by virtue of Mutation Entry 12785 dated 29/11/2010. It appears that, procedure for mutating the name of present owner i.e. Sukhwani Epitome LLP is in process and its name shall be mutated on all revenue records of the said property in due course of time.

**3. Search report for 30 years from the year 1990 to 2021(till date) has been taken from Sub Registrar Office at Maval and Paud in District Pune.**

On my request and instructions, Advocate Prajakta Karandikar-Vaze has also taken online search in relation to said property, for a period of last 19 years i.e. from 2002 to 2021, from the website <https://esearchigr.maharashtra.gov.in> and my present opinion is subject to the said Search Report.

**4. Any other relevant title.**

- a. On or around 30/12/2020, M/S Sukhwani Constructions through its sole Proprietor Mr. Ghanshyam Jhangaldas Sukhwani executed a Deed of Sale in favour of Sukhwani Epitome LLP through its Partner/s Mr. Ghanshyam Jhangaldas Sukhwani which got registered on 18/02/2021 with Joint Sub Registrar Haveli No. 25 at Serial No.



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2769/2021 thereby transferring its right, title and interest in favour of Sukhwani Epitome LLP and on registration of the Deed of Sale M/s Sukhwani Constructions has put Sukhwani Epitome LLP in peaceful and vacant possession of the said property.

- b. On or around 03/03/2021, Sukhwani Epitome LLP through its Partners Mr. Ghanshyam Jhangaldas Sukhwani and Mr. Ravi Ghanshyam Sukhwani has executed Deed of Indemnity in favour of Vilas Javdekar Eco Shelters Private Limited through its Director Mr. Aditya Vilas Javdekar which is registered on 04/03/2021 at Sr. No. 3888/2021 at Haveli No. 26.
- c. On or around 03/03/2021, Sukhwani Epitome LLP through Authorized Partner Mr. Ghanshyam Jhangaldas Sukhwani and Vilas Javdekar Eco Shelters Private Limited through its Director Mr. Aditya Vilas Javdekar have executed Joint Development Agreement which got registered on 04/03/2021 with Joint Sub Registrar Haveli No. 26 at Serial No. 3889/2021 thereby appointing and authorizing Vilas Javdekar Eco Shelters Private Limited as Developer for an area of 16,126.74 Square Meters out of the said property.
- d. On or around 03/03/2021 Sukhwani Epitome LLP through its Partners Mr. Ghanshyam Jhangaldas Sukhwani and Mr. Ravi Ghanshyam Sukhwani have executed a Power of Attorney in favour of Vilas Javdekar Eco Shelters Private Limited through its Authorized Signatory and Director Mr. Aditya Vilas Javdekar dated 03/03/2021



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registered with the Joint Sub-Registrar Haveli No. 26 at Serial No.  
3893/2021 on 04/03/2021.

- e. I am of the opinion that Sukhwani Epitome LLP , having office address at :- 32, Sukhwani Chambers, Pimpri, Pune 411018, is sole and absolute owner and possessor of, and have clean, clear and marketable title to said property and further, Vilas Javdekar Eco Shelters Private Limited appears to have Joint Development Rights in respect of an area admeasuring of 16,126.74 Sq mtrs out of the said property along with Sukhwani Epitome LLP as per the terms and conditions of the Joint Development Agreement being part of all that piece and parcel of land, admeasuring 01 Hectare 75 Ares + 00 Hectare 5 Ares [Pot Kharaba], totally admeasuring 01 Hectare 80 Ares i.e. 18000 Sq.mtrs, bearing Survey No.111/1/1, situated at Village Wakad, Taluka:- Mulshi, District Pune within the Limits of Pimpri-Chinchwad Municipal Corporation, and which property is bounded as under:-

On Or towards East	Survey No. 111/1/2
On Or towards West	Survey No. 110
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5. Litigations, if any .

NIL/NA

Anand P. Akut



Date: 23/03/2021