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Nitin Kokate

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TITLE REPORT

1) DESCRIPTION OF THE PROPERTY :

All that piece of portion of the land bearing No. 175/1/1C total admeasuring "1 Hectare 41 Are", assessed at Rs. 3.50 ps., out of land admeasuring 00 Hectar 38.50 Are situated at village Wakad within the limits of Pimpri Chinchwad Corporation, Taluka Mulshi, District Pune, within the limits of the Registration District of Pune, Sub Registrar, Haveli No. 5 and the Municipal Corporation of the City of Pimpri Chinchwad and which is bounded by as under :-

East : S. No. 174 Part
South : Omega Paradise Society
West : S. No. 175/1/1 D, Regaliya Society
North : S. NO. 176 Part

Hereinafter referred to as the 'SAID LAND/PROPERTY'.

2) INSTRUCTIONS :

Under instructions from SHRI VITTHALRAO SOPANRAO NIMHAN AND SHRI NANDKUMAR SHANKARRAO KOKATE through M/s. VITTHAL PROPERTIES a partnership firm I have caused the search to have been taken relating to the said Land, and investigated the title thereto.

3) SEARCH :

a) Accordingly, I have caused a search to have been taken in the offices of the Jt. Sub Registrar, Haveli No. 1, Jt. Sub Registrar, Haveli No. 2, Sub

Registrar Haveli No. 5 and Sub Registrar Mulshi relating to the said Land, vide application dated 22/06/2017 Haveli No. 15 for the period from May 1987 till today. Receipt No. MH002652025201718E.

- b) Except the transaction herein recorded no other transaction relating to the said Land or any transaction encumbering the said Land was found.
- c) The said search however, is subject to the registers not available in the said Offices, the same either having been sent for binding or in torn condition or not available.

4) PUBLIC NOTICE:

I issued public notice in daily "PRABHAT" dated 16/11/2010, a Marathi news paper being published in and from Pune, inviting objections, if any, from concerned people, relating to the said Land. I did not receive any objections or claims relating to the said Land from any quarters.

5) DOCUMENTS:

I pursued copies of the following documents entrusted to me, for the purposes of this title report.

- * VF No. VII / VIIA / XII, maintained under Chapter-X of the Maharashtra Land Revenue Code, 1966 and the Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maharashtra) Rules, 1971, relating to the Plot bearing Survey 175/1/1C during the period from the year 1984 upto 2013.
- * Relevant mutation entries contained in VF No. VI, maintained under Chapter - X of the Maharashtra Land Revenue Code, 1966 and Maharashtra Land Revenue Record of Rights and Registers (Preparation and Maintenance) Rules, 1971, relating to Survey Nos. 175/1/1C said period from 1984 till 2013.
- * VF No. 8A, showing holding of SBRI. VITTBALRAO SOPANRAO NIMHAN.

- Copy of Sathekhat dated 30/07/1974, registered in the office of Sub Registrar, Maval, at the serial No. 932/74
- Copy of Sale Deed dated 05/02/1975, registered in the office of Sub Registrar, Maval, at the serial No. 176/75
- Demarcation map relating to the land bearing Survey No. 175/1/1C at *Mojni* Register No. 789/10 demarcated on 21/09/2010 by the Taluka Inspector of Land Record of Taluka Mulshi, District Pune, under the Maharashtra Land Revenue (Boundaries and Boundary Marks) Rules, 1969, framed under Chapter-IX of the Maharashtra Land Revenue Code, 1966.
- Demarcation map relating to the land bearing Survey No. 175/1/1C at *Mojni* Register No. 1374/2014 demarcated on 14/07/2014 by the Taluka Inspector of Land Record of Taluka Mulshi, District Pune, under the Maharashtra Land Revenue (Boundaries and Boundary Marks) Rules, 1969, framed under Chapter-IX of the Maharashtra Land Revenue Code, 1966.
- Zone Certificate No. DPO/Zone/1284/06 dated 03/10/2006, issued by the Assistant Engineer, Development Plan, of the Municipal Corporation City of Pimpri Chinchwad.
- Order passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, in case No. 472NI dated 02/11/2000 relating to the land bearing Survey No. 175/1/1C.
- Deed of partition between Shri Laxman Sopanrao Nimhan, Shri. Vitthal Sopanrao Nimhan and Shri. Ashok Sopanrao Nimhan dated 09/10/2006, registered in the office of the Sub Registrar, Haveli No. 4 at serial No. 6866/2006.

A. K. Kulkarni

- * Copy of the regular civil Suit No. 76/2014.
- * Copy of the order passed on 12/04/2014 by a Hon. Civil Court in partition Suit No. 76/2014.
- * Search Report given by Adv. Nitin Kokate on 09/12/2015.

6) INFORMATION :

I also collect information found necessary in respect of the said Land from **SHRI. VITTHALRAO SOPANRAO NIMHAN.**

7) INCIDENTS :

- a) The land bearing Survey No. 175/1 was owned by one Shri. Shivam Sahdhu Kalate, who died on 11/11/1956, leaving behind son Patilbuwa Shivram Kalate as the Karta of the Joint Hindu Family, said effect was recorded vide mutation entry no. 1488 dated 29.09/1957.
- b) Said Patilbuwa Shivram Kalate sold the land Survey No. 175/1 along with Survey No. 127 to Shri. Sopanrao Ranoji Nimhan by Deed of Sale Deed 05/02/1975, registered in the Office of Sub Registrar Maval at the Sr. No. 176/75 on the same day, the name of the said Shri. Sopanrao Ranoji Nimhan was recorded vide mutation entry no. 2184 dated 31/07/1975.
- c) There was partition between Shri. Sopanrao Ranoji Nimhan and his three sons Shri. Laxmanrao Sopanrao Nimhan, Shri. Vitthal Sopanrao Nimhan and Shri. Ashok Sopanrao Nimhan, in respect of Survey No. 175 and 127 of Village Wakad, Taluka Mulshi, Dist Pune as per the order passed by the Tahasildar Mulshi in the case No. SLG/112/87 dated 17/07/1987 under section 85 of the Maharashtra Land Revenue Code, 1966 in the said partition land bearing Survey No. 175/1/1C admeasuring 1 Hectare 41 Ares, is given in to the share of Shri. Vitthalrao Sopanrao Nimhan,

accordingly, his names is stand entered into record of rights of the said Lands *vide* mutation entry 3413, dated 19/07/1987.

- d) There was again Partition between the three brothers Shri. Laxmanrao Sopanrao Nimhan, Shri. Vitthalrao Sopanrao Nimhan and Shri. Ashok Sopanrao Nimhan by Deed of Partition dated 09/10/2006, registered in the office of Sub Registrar Haveli No. 4 at the Sr. No. 6866/2006 on the same day, in the said Partition Deed Land bearing Survey No. 175/1/1C admeasuring 1 Hectare 41 Ares confirmed in to the share of Shri. Vitthalrao Sopanrao Nimhan in two parts.
- e) The area admeasuring 00 H. 25 Are is hereby transfer by Vitthalrao Nimhan to M/s Manav Developers by an development agreement dated 18/10/2002 duly registered at Sub-registrars office at Sr. No. 5719/2002 but effect of development agreement is not given to revenue records till today therefore Land admeasuring 1 Hec. 16 Are out of total land admeasuring 1 Hec. 41 Are is owned by Mr. Vitthalrao Sopanrao Nimhan & his family. The land admeasuring 737 Sq.mt. out of the land transferred to Manav Developers is hand over to corporation for D.P. Road. Relevant mutation entry is 11431.
- f) Thereafter a partition suit was filed by Mr. Prashant Vitthalrao Nimhan son of Vitthalrao Nimhan and subsequently a compromise decree was passed on 12/04/2014 in civil partition suit No. 76/2014 by a Hon. Civil court and accordingly the area admeasuring 00 H 38.50 Are is owned by Vitthalrao Sopanrao Nimhan, area admeasuring 00 H 38.50 Are is owned by Mr. Prashant Vitthalrao Nimhan and area admeasuring 00 H 39 Are is owned by Mr. Milind Vitthalrao Nimhan.

8) DEVELOPMENT :

- a) In the proceeding under the Urban Land (Ceiling and Regulation) Act, 1976, in case No. 472 NI dated 02.11.2000, the competent Authority,

Pune Urban Agglomeration, Pune, held that the provisions thereof, are inapplicable *inter alia* to the said Land.

- b) The said Land (as described in para 1 above) has also been demarcated by the office of the Taluka Inspector of Land Records under the Maharashtra Land Revenue Code, 1966 at *Moini* Register No. 1373/2012 dated 14/07/2014 under the Maharashtra Land Revenue (Boundaries and Boundary Marks) Rules, 1969, framed under Chapter IX of the Maharashtra Land Revenue Code, 1966.
- c) As per the Pune Final Regional Plan of Pune Region, which came into force w.e.f. 10/02/1998, the said land is in residential zone. This is witnessed by zone certificate No. 1284/06, dated 03/10/2006 relating to Final Regional Plan of Pune Region.
- d) Whereas the owner submitted the plans for construction on the said plot of land to the Pimpri-Chinchwad Corporation the specification were drawn up and the same were sanctioned and Commencement Certificate issued accordingly under No. BP/Wakad/21/2015 dated 25/02/2015.
- e) AND WHEREAS the owner Mr. VITTHALRAO SOPANRAO NIMHAN entered into a development agreement dated 15/06/2015 duly registered at Sub-Registrar office Haveli 22 at Sr. No. 6153/2015 followed by a Power of Attorney on same date at Sr. No. 6154/2015.
- f) AND WHEREAS as per the sanction plan & commitment certificate issued by the Pimpri Chinchwad Corporation. The developer already start developing above mention property. Few flat purchaser have purchase the flats in the same scheme named "Bhavi". Accordingly developer entered into the Agreement to Sale with the flat purchasers. Details are mentioned herein below.

Bhuvi Waived wing -A

Sr.No.	Flat No.	Name	Reg.No.	R. Date	Haveli No.
1	406	Mr. Apurva Jahagirdar	8151/2015	01/09/2015	Haveli No.15
2	407	Mr. Prashant V. Loni	8150/2015	01/09/2015	Haveli No.15
3	507	Mr. Prashant Mallikarjun Bhushan	8152/2015	01/09/2015	Haveli No.15
4	104	Mrs. Sheetal Prashant Surve	8635/2015	14/09/2015	Haveli No.15
5	401	Mrs. Indrani Das	8636/2015	14/09/2015	Haveli No.15
6	704	Mr. Sameer Subhash Badle	8790/2015	19/09/2015	Haveli No.15
7	301	Mrs. Seema Vishal Gajkwad	9097/2015	28/09/2015	Haveli No.15
8	502	Mr. Sachin Shivaji Ingayale	9268/2015	03/10/2015	Haveli No.15
9	505	Mrs. Snehal Devidas Gawade	9495/2015	09/10/2015	Haveli No.15
10	603	Mr. Anup Anurao Deshpande	9763/2015	17/10/2015	Haveli No.15
11	503	Mrs. Amita Bhushan Mahale	10609/2015	09/11/2015	Haveli No.15
12	305	Mr. Vikram Kumar	10769/2015	19/11/2015	Haveli No.15
13	807	Mr. Roy Niladri Shekhar	10770/2015	19/11/2015	Haveli No.15
14	707	Mrs. Snehal Paes	10818/2015	20/11/2015	Haveli No.15
15	601	Mr. Amit Gaike	10869/2015	21/11/2015	Haveli No.15
16	602	Mr. Shubham Gupta	10935/2015	24/11/2015	Haveli No.15
17	701	Mr. Ashish Kumar	11045/2015	27/11/2015	Haveli No.15
18	801	Mrs. Arpita Dalir	11521/2015	10/12/2015	Haveli No.15
19	207	Dr. Deepali Sachin Gogjar	11842/2015	18/12/2015	Haveli No.15
20	705	Mrs. Shubhangi Vijaykumar Gawade	11841/2015	18/12/2015	Haveli No.15
21	702	Mr. Hemant Vilhoba Borkar	11839/2015	18/12/2015	Haveli No.15
22	403	Mr. Sandipani Vaman Veer	11894/2015	19/12/2015	Haveli No.15
23	404	Mr. Nilesh Jadhav	11893/2015	19/12/2015	Haveli No.15
24	501	Mr. Shah Abhinandan Shantilal	12221/2015	30/12/2015	Haveli No.15
25	606	Mr. Pradip Babasaheb Dharam	12200/2015	30/12/2015	Haveli No.15
26	402	Mrs. Laxmi Ashwin Gajbiye	824/2016	27/01/2016	Haveli No.19
27	202	Mrs. Rajashree Mahaveer Durugkar	823/2016	27/01/2016	Haveli No.19
28	302	Mr. Samir Kishor Chaudhari	822/2016	27/01/2016	Haveli No.19
29	203	Mr. Abhishek Manishankar Patidar	989/2016	02/02/2016	Haveli No.15
30	504	Mrs. Bharati Gopichand Vaidya	1220/2016	10/02/2016	Haveli No.15
31	703	Mr. Sanjay Subhash Jangale	2378/2016	25/03/2016	Haveli No.15
32	604	Mrs. Jadhavi Subhash Kalyanshetty	6623/2016	26/04/2016	Haveli No.22
33	806	Mr. Anuresh Rameshwar Joshi	3477/2016	07/05/2016	Haveli No.15

Sr.No.	Flat No.	Name	Reg.No.	R. Date	Haveli No.
34	304	Mrs. Nisha Bhat	7913/2016	18/05/2016	Haveli No.22
35	303	Mrs. Kulshri Parag Bhat	5137/2016	07/07/2016	Haveli No.15
36	204	Mr. Shivraj Ramdas Dhunai	5371/2016	16/07/2016	Haveli No.15
37	405	Mr. Sumit Maloo	5662/2016	27/07/2016	Haveli No.15
38	307	Mr. Bipin Shaligram Nerkar	5799/2016	01/08/2016	Haveli No.15
39	605	Mr. Nilkanthappa Vyankappa Ghlware	6632/2016	06/09/2016	Haveli No. 15
40	808	Mr. Chander Chawan	7351/2016	13/10/2016	Haveli No. 15
41	805	Mr. Shishir J. Kulumbe / Swati Nawalekar	8359/2016	30/11/2016	Haveli No. 15
42	1105	Mr. Omkar A. Kulumbe / Rajshree Pujari	7969/2016	07/11/2016	Haveli No. 15
43	1005	Mr. Shreeram Kulumbe/Pranjita Khare	8181/2016	18/11/2016	Haveli No. 15
44	608	Mr. Uday Uttarwar	8446/2016	03/12/2016	Haveli No. 15
45	306	Mr. Prafulla Agnihotri	8974/2016	26/12/2016	Haveli No. 15
46	506	Mr. Nitesh Moon	8973/2016	26/12/2016	Haveli No. 15
47	804	Mr. Bhushan Vankudre	1908/2017	11/02/2017	Haveli No. 21
48	902	Mr. Pramod Morde	1850/2017	09/03/2017	Haveli No. 15
49	103	Mr. Chaitanya Sudhan Lad	1945/2017	14/03/2017	Haveli No. 15
50	1004	Mr. Shrikant Narkhede	2291/2017	21/03/2017	Haveli No. 15
51	1101	Mr. Gaurish Pavaskar	2481/2017	24/03/2017	Haveli No. 15
52	308	Mrs. Smita V. Sharathpedi	2712/2017	30/03/2017	Haveli No. 15
53	607	Pavindra S. Patel	5806/2017	19/06/2017	Haveli No. 15

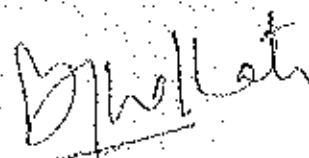
9) OPINION :

On the basis of the perusal of the documents, search and information gathered, as herein before mentioned I am of the opinion that :-

- a) A portion admeasuring "1 Hectare 41 Ares" out of Land bearing Survey No. 175/1/1C total admeasuring 1 Hectare 41 Ares is owned by Shri. Vitthalrao Sopanrao Nimhan. Shri Prashant Vitthalrao Nimhan & Shri. Milind Vitthalrao Nimhan the area admeasuring 00 H 38.50 Are is owned by Vitthalrao Sopanrao Nimhan, area admeasuring 00 H 38.50 Are is owned by Mr. Prashant Vitthalrao Nimhan and area admeasuring 00 H 39 Are is owned by Mr. Milind Vitthalrao Nimhan.
- b) The said Land admeasuring 00 H 38.50 Are owned by Vitthal S. Nimhan is free from encumbrances, and is marketable.
- c) The said Developer is entitled to develop the said Land, construct building/s thereon comprising of independent blocks, commonly known as "Ownership Scheme" and dispose the same of to any intending purchaser.

Pune

Date : 22/06/2017.



Advocate

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