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To,
Maha-RERA Authority.

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to the property bearing **S. No. 88/5B/2A1/4** admeasuring **00 Hectar 06.07 Aar** and property bearing **S. No. 88/5B/2A/1/2** admeasuring **00 Hectar 2.25 Aar**, having corresponding CTS No. 721, situated at revenue village **Kothrud**, Taluka Haveli, District Pune, which is within the local limit of Pune Municipal Corporation, and within the jurisdiction of registration District, Sub-Registrar Haveli, Pune.

In order to ascertain the clarity and marketability of the property. I have investigated and perused the documents produced before me by Mr. Rajendra Gulabrao Buttepatil, the partner of M/s. Butte-Patil Properties, a partnership firm, having it's office at: - S. No. 657 A, Gulab Pavillion, 7th Floor, 7th Floor, Deccan Gymkhana, behind Main Deccan Bus Stop, Pune-411004. I have carried out online search through IGR website i.e. www.igrmaharashtra.gov.in for the period of 1991 to 2021 i.e. for last 30 years and my observations are as under- to conduct search for the period of 30 years of the property described herein below: -

1. DESCRIPTION OF THE PROPERTY: (subject matter of this report)

All that pieces and parcels of the property bearing **S. No. 88/5B/2A1/4** admeasuring **00 Hectar 06.07 Aar**, having corresponding CTS No. 721, situated at revenue village **Kothrud**, Taluka Haveli, District Pune, which is within the local limit of Pune Municipal Corporation, and within the jurisdiction of registration District, Sub-Registrar Haveli, Pune, which is bounded as under: -

On or towards East	By Road and property of Khodke, Dhamale and Dighe
On or towards South	By Road
On or towards West	By Siddhivinayak Society
On or towards North	By property of Mr. Rakesh Panvalkar and Mr. Sanjay Ranka

("Said Property A").



All that pieces and parcels of the property bearing **S. No. 88/5B/2A/1/2** admeasuring **00 Hector 2.25 Aar**, having corresponding CTS No. 721, situated at revenue village **Kothrud**, Taluka Haveli, District Pune, which is within the local limit of Pune Municipal Corporation, and within the jurisdiction of registration District, Sub-Registrar Haveli, Pune, which is bounded as under: -

On or towards East	By Road and property of Khodke, Dhamale and Dighe
On or towards South	By Property of Mr. Vilas Memane and others
On or towards West	By Wanaz chowl
On or towards North	By property of Mr. Shivaji Memane

(**"Said Property B"**).

2. DOCUMENTS PROVIDED FOR MY PERUSAL: - I have been provided with the following copies of the documents for the purpose of investigating the title to the Said Property: -

1. 7/12 Extract in respect of the property bearing S. No. 88/5B/2A/1/4 for the year 1989 to 2021.
2. 7/12 extract in respect of the property bearing S. No. 88/5B/2A/1/2 for the year 2017 to 2021.
3. Mutation Entry Nos. 3665, 16541, 15854, 18254.
4. Zone Certificate issued by Pune Municipal Corporation dated 17/03/2021.
5. Sale Deed executed by Smt. Anusayabai Pandharinath Wambhire in favour of Mrs. Krushnabai Maruti Memane dated 27/08/1970, which is duly registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 4369/1970.
6. Sale Deed executed by Smt. Babubai Ganpatrao Maner in favour of Mr. Ramesh Baburao Panavkar and Mrs. Sushila Popatlal Ranka dated 20/11/1982, which is duly registered in the office of Sub Registrar Haveli No. 2 at Sr. No. 7164/1982.
7. Power of Attorney executed by Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), Mrs. Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), Mrs. Dipali



Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane) and Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane) in favour of Smt. Laxmi Chandrakant Memane dated 27/08/2018, which is duly registered in the office of Sub Registrar Haveli No. 19 at Sr. No. 11938/2018.

8. Release Deed executed by Mrs. Lalita Malhari Gavhane and Mrs. Sucharita Namdeo Landge in favour of Mr. Vilas Marutirao Memane, Mr. Dnyaneshwar Marutirao Memane, Smt. Laxmi Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), Mrs. Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), Mrs. Dipali Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane) and Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane) dated 29/08/2018, which is duly registered in the office of Sub Registrar Haveli No. 21 at Sr. No. 15451/2018.
9. Affidavit of Mr. Vilas Marutirao Memane dated 27/08/2018.
10. Power of Attorney executed by Mrs. Sushma Dilip Shilimkar in favour of Smt. Laxmi Chandrakant Memane dated 10/09/2018, which is duly registered in the office of Sub Registrar Haveli No. 21 at Sr. No. 16320/2018.
11. Death Certificate of Marutirao Vithoba Memane dated 11/07/2017.
12. Death Certificate of Krishnabai Marutrao Memane dated 25/09/1987.
13. Death Certificate of Chandrakant Marutrao Memane dated 23/09/2011.
14. Development Agreement executed by Mr. Vilas Maruti Memane with the consent of Mr. Sudip Vilas Memane, Mr. Sumit Vilas Memane and Mrs. Rupali Sushant Mahadik in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 03/05/2021, which is duly registered in the office of Sub



- Registrar Haveli No. 10 at Sr. No. 10943/2021. (In respect of 1/3rd share in the Said Property A)
15. Power of Attorney executed by Mr. Vilas Maruti Memane, Mr. Sudip Vilas Memane, Mr. Sumit Vilas Memane and Mrs. Rupali Sushant Mahadik in favour in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 03/05/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10944/2021. (In respect of 1/3rd share in the Said Property A)
16. Development Agreement executed by Mr. Dnyaneshwar Marutirao Memane, Smt. Laxmi Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Sushma Dilip Shilimkar, Ms. Suvarna Chandrakant Memane (after marriage Mrs. Suvarna Avinash Sanas), Ms. Shobha Chandrakant Memane (after marriage Mrs. Shobha Ashok Jadhav), Ms. Dipali Chandrakant Memane (after marriage Mrs. Dipali Sachin Bhargude), Ms. Smita Chandrakant Memane (after marriage Mrs. Smita Amit Lande), with the consent of Mrs. Sijoti Amit Kadam, Mr. Sagram Dyaneshwar Memane and Ms. Snehal Dyaeshwar Memane (after marriage Mrs. Snehal Swapil Gaware) in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 04/05/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10963/2021. (In respect of 2/3rd share in the Said Property A)
17. Power of Attorney executed by Mr. Dnyaneshwar Marutirao Memane, Smt. Laxmi Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Sushma Dilip Shilimkar, Ms. Suvarna Chandrakant Memane (after marriage Mrs. Suvarna Avinash Sanas), Ms. Shobha Chandrakant Memane (after marriage Mrs. Shobha Ashok Jadhav), Ms. Dipali Chandrakant Memane (after marriage Mrs. Dipali Sachin Bhargude), Ms. Smita Chandrakant Memane (after marriage Mrs. Smita Amit Lande), Mrs. Sijoti Amit Kadam, Mr. Sagram Dyaneshwar Memane and Ms. Snehal



Dyaeshwar Memane (after marriage Mrs. Snehal Swapil Gaware) in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 04/05/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10964/2021. (In respect of 2/3rd share in the Said Property A)

18. Development Agreement executed by Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar, with the consent of Mrs. Renuka Rakesh Panavkar, Mr. Amod Rakesh Panavkar and Mr. Akash Milind Khole in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 23/04/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10579/2021. (In respect of half share in the Said Property B)
19. Power of Attorney executed by Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 23/04/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10582/2021. (In respect of half share in the Said Property B)
20. Development Agreement executed by Mr. Sanjay Popatlal Ranka, Mr. Sunil Popatlal Ranka and Mr. Anil Popatlal Ranka, with the consent of Mrs. Sagita Sajay Ranka, Mr. Roha Sajay Ranka, Mr. Laukik Sanjay Ranka, Mrs. Nilima Sunil Ranka, Mr. Kunal Sunil Ranka, Mrs. Bhavana Anil Ranka, Mr. Pratham Anil Ranka and Ms. Shweta Sunil Ranka in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 27/04/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10697/2021. (In respect of half share in the Said Property B)
21. Power of Attorney executed by Mr. Sanjay Popatlal Ranka, Mr. Sunil Popatlal Ranka and Mr. Anil Popatlal Ranka, Mrs. Sagita Sajay Ranka, Mr. Roha Sajay Ranka, Mr. Laukik Sanjay Ranka, Mrs. Nilima Sunil Ranka, Mr. Kunal Sunil Ranka, Mrs. Bhavana Anil Ranka, Mr. Pratham Anil Ranka and Ms. Shweta Sunil



Ranka in favour of M/s. Buttepatil Properties, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil dated 27/04/2021, which is duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10701/2021. (In respect of half share in the Said Property B)

On perusal of the above mentioned documents and all other relevant documents relating to title of the said **property A and B** I am of the opinion that the **title of following owner is clear, marketable and without any encumbrances** and the Developer i.e. **M/s. Buttepatil Properties**, a partnership firm registered under the Indian Partnership Act, 1932 become well and sufficiently entitle to develop the **said property A and B**.

3. OWNER/ HOLDER OF THE SAID PROPERTY: -

Sr. No.	Name of the Owners	Property and Share
1.	Mr. Vilas Marutrao Memane	1/3 rd Share out of Said Property A
2.	Mr. Dnyaneshwar Marutrao Memane	1/3 rd Share out of Said Property A
3.	Smt. Laxmibai Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Sushma Dilip Shilimkar, Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), Mrs. Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), Mrs. Dipali Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane) and Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane)	1/3 rd Share out of Said Property A
4.	Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar	half share out of Said Property B
5.	Mr. Sanjay Popatlal Ranka, Mr. Sunil Popatlal Ranka and Mr. Anil Popatlal Ranka	half share out of Said Property B

And

NAME OF THE DEVELOPER: -

M/s. Buttepatil Properties, a partnership firm registered under the Indian Partnership Act, 1932 become well and sufficiently entitle to develop the **said property A and B**.



The Report reflecting the flow of the title of the above mentioned Owner and Developer on the said property A and B is enclosed herewith as annexure.

Encl: - Annexure.

Amol

**AMOL PANDHARE,
ADVOCATE
PUNE**



Date: 09/05/2021.

Note: - All the documents are returned herewith without keeping copies of it.

ANNEXURE

DETAILED TITLE DEVOLUTION OF THE PROPERTY: -

Said Property A i.e. S. No. 88/5B/2A1/4 admeasuring 00 Hecter 6.07 Aar: -

On perusal of documents listed herein above, it is seen that, the property bearing **S. No. 88/5B/2A1/4** admeasuring about 00 Hecter 6.07 Aar, of revenue village Kothrud, Taluka Haveli, District Pune was owned by Mrs. Krushnabai Maruti Memane who has purchased the same from Smt. Anusayabai Pandharinath Wambhire vide Sale Deed dated 27/08/1970, which is duly registered in the office of Sub Registrar Haveli No. 1 at Sr. No. 4369/1970.

On perusal of Mutation Entry No. 16541 dated 30/05/2005 it is seen that, Mrs. Krushnabai Maruti Memane died on 01/08/1981 leaving behind following legal heirs: -

Sr. No.	Name of the Legal Heir	Relation with deceased
1.	Mr. Chandrakant Maruti Memane, who died on 07/03/1991, leaving behind following legal heirs: - a. Mrs. Savita Pravin Bhosale, b. Mrs. Sarita Ravindra Kale, c. Mrs. Sujata Suresh Boge, d. Mrs. Sushma Dilip Shilimkar, e. Ms. Suvarna Chandrakant Memane, f. Ms. Shobha Chandrakant Memane, g. Ms. Dipali Chandrakant Memane, h. Ms. Smita Chandrakant Memane, i. Smt. Laxmibai Chandrakant Memane.	Son
2.	Mr. Vilas Maruti Memane	Son
3.	Mr. Dnyaneshwar Maruti Memane	Son
4.	Mrs. Lalita Malhari Gavhane	Daughter
5.	Mrs. Sucharita Namdeo Landge	Daughter
6.	Mr. Maruti Vithoba Memane	Husband



On perusal of death certificate issued by Pune Municipal Corporation dated 11/07/2017, it is seen that, Mr. Maruti Vithoba Memane died on 13/12/2016. However, effect of the same is yet to be given in the revenue record.

It is seen that, Mrs. Lalita Malhari Gavhane and Mrs. Sucharita Namdeo Landge have released their right, title and interest in the Said Property A to and in favour of Mr. Vilas Marutirao Memane, Mr. Dnyaneshwar Marutirao Memane, Smt. Laxmi Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), Mrs. Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), Mrs. Dipali Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane) and Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane) by Release Deed dated 29/08/2018, which is duly registered in the office of Sub Registrar Haveli No. 21 at Sr. No. 15451/2018. However, effect of the same is yet to be given in the revenue record.

By virtue of above the Said Property A is devolved unto following owners: -

Sr. No.	Name of the Owner	Share in the Said Property A
1.	Smt. Laxmibai Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Mrs. Sujata Suresh Boge, Mrs. Sushma Dilip Shilimkar, Ms. Suvarna Chandrakant Memane, Ms. Shobha Chandrakant Memane, Ms. Dipali Chandrakant Memane and Ms. Smita Chandrakant Memane	1/3 rd Share
2.	Mr. Vilas Maruti Memane	1/3 rd Share
3.	Mr. Dnyaneshwar Maruti Memane	1/3 rd Share
"Said Owner A"		



Said Property B i.e. S. No. 88/5B/2A1/2 admeasuring 00 Hector 2.25 Aar: -

On perusal of documents listed herein above, it is seen that, the property bearing **S. No. 88/5B/2A1/2** admeasuring 00 Hector 2.25 Aar, of village Kothrud, Taluka Haveli, District Pune was owned by Mr. Ramesh Baburao Panavkar and Mrs. Sushila Popatlal Ranka prior to the year 1990.

On perusal of Mutation Entry No. 18254 dated 31/03/2011 it is seen that, Mr. Ramesh Baburao Panavkar died on 22/08/2010 leaving behind following legal heirs: -

Sr. No.	Name of the Legal Heir	Relation with deceased
1.	Smt. Vaishali Ramesh Panavkar	Widow
2.	Mr. Rakesh Ramesh Panavkar	Son
3.	Ms. Shivani Ramesh Panavkar	Daughter

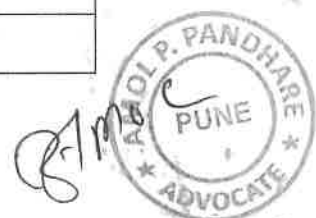
It is seen from Development Agreement that, Smt. Vaishali Ramesh Panavkar died on 29/11/2016. However, effect of the same is not given in the revenue record. So also no document to that effect is submitted for my perusal.

On perusal of Mutation Entry No. 15854 dated 19/10/2002 it is seen that, Mrs. Sushila Popatlal Ranka died on 11/06/2000 and her husband Mr. Popatlal Ranka died on 14/08/1999 leaving behind following legal heirs: -

Sr. No.	Name of the Legal Heir	Relation with deceased
1.	Mr. Sanjay Popatlal Ranka	Son
2.	Mr. Sunil Popatlal Ranka	Son
3.	Mr. Anil Popatlal Ranka	Son

By virtue of above the Said Property B is devolved unto following owners: -

Sr. No.	Name of the Owner	Share in the Said Property B
1.	Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar	1/2 Share
2.	Mr. Sanjay Popatlal Ranka, Mr. Sunil Popatlal Ranka, Mr. Anil Popatlal Ranka	1/2 Share
"Said Owner B"		



DEVELOPMENT RIGHTS OF M/s. Buttepatil Properties: -

Said Property A: -

1/3rd share of Mr. Vilas Maruti Memane: -

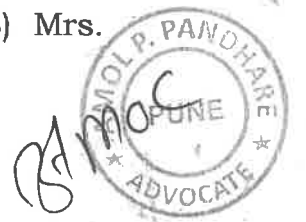
It is seen that, Mr. Vilas Maruti Memane with the consent of his family members i.e. Mr. Sudip Vilas Memane, Mr. Sumit Vilas Memane and Mrs. Rupali Sushant Mahadik have entrusted development rights of 1/3rd share in the Said Property A to and in favour of M/s. Buttepatil Properties, a partnership firm registered under the Indian Partnership Act, 1932, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatao Gulabrao Buttepatil vide Development Agreement and Power of Attorney dated 03/05/2021, which are duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10943/2021 and 10944/2021 respectively.

2/3rd share of Mr. Dnyaneshwar Marutirao Memane and Legal heirs of Late Chandrakant Marutirao Memane: -

It is seen that, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), Mrs. Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), Mrs. Dipali Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane) and Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane) have appointed to Smt. Laxmi Chandrakant Memane for doing various acts in respect of the Said Property A on their behalf by Power of Attorney dated 27/08/2018, which is duly registered in the office of Sub Registrar Haveli No. 19 at Sr. No. 11938/2018.

It is further seen that, Mrs. Sushma Dilip Shilimkar has appointed to Smt. Laxmi Chandrakant Memane for doing various acts in respect of Said Property A on her behalf by Power of Attorney dated 10/09/2018, which is duly registered in the office of Sub Registrar Haveli No. 21 at Sr. No. 16320/2018.

It is seen that, (1) Mr. Dnyaneshwar Marutirao Memane, (2) Smt. Laxmi Chandrakant Memane, (3) Mrs. Savita Pravin Bhosale, (4) Mrs. Sarita Ravindra Kale, (5) Smt. Sujata alias Mansi Suresh Botre, (6) Mrs. Sushma Dilip Shilimkar, (7) Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), (8) Mrs.



Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), (9) Mrs. Dipali Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane), (10) Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane), No. (2) of above for self and as Power of Attorney holder of No. (3) to (10), with the consent of Mrs. Sijyoti Amit Kadam, Mr. Sagram Dyaneshwar Memane and Ms. Snehal Dyaeshwar Memane (after marriage Mrs. Snehal Swapil Gaware) have entrusted development rights of 2/3rd share in the Said Property A to and in favour of M/s. Buttepatil Properties, a partnership firm registered under the Indian Partnership Act, 1932, through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shataul Gulabrao Buttepatil by Development Agreement and Power of Attorney dated 04/05/2021, which are duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10963/2021 and 10964/2021 respectively.

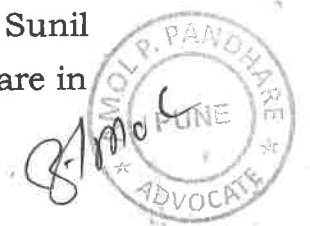
Said Property B: -

1/2 (half) share of Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar: -

It is seen that, Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar, with the consent of Mrs. Renuka Rakesh Panavkar, Mr. Amod Rakesh Panavkar and Mr. Akash Milind Khole have entrusted development rights of the 1/2 (half) share in the Said Property B to and in favour of M/s. Buttepatil Properties, a partnership firm registered under the Indian Partnership Act, 1932 through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shataul Gulabrao Buttepatil by Development Agreement and Power of Attorney dated 23/04/2021, which are duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10579/2021 and 10582/2021 respectively.

1/2 (half) share of Mr. Sanjay Popatlal Ranka, Mr. Sunil Popatlal Ranka and Mr. Anil Popatlal Ranka: -

It is seen that, (1) Mr. Sanjay Popatlal Ranka, (2) Mr. Sunil Popatlal Ranka and (3) Mr. Anil Popatlal Ranka, with the consent of Mrs. Sagita Sajay Ranka, Mr. Roha Sajay Ranka, Mr. Laukik Sanjay Ranka, Mrs. Nilima Sunil Ranka, Mr. Kunal Sunil Ranka, Mrs. Bhavana Anil Ranka, Mr. Pratham Anil Ranka and Ms. Shweta Sunil Ranka have entrusted development rights of the 1/2 (half) share in



the Said Property B to and in favour of M/s. Buttepatil Properties, a partnership firm registered under the Indian Partnership Act, 1932 through partner Mr. Rajendra Gulabrao Buttepatil and Mr. Shatau Gulabrao Buttepatil by Development Agreement and Power of Attorney dated 27/04/2021, which are duly registered in the office of Sub Registrar Haveli No. 10 at Sr. No. 10697/2021 and 10701/2021 respectively.

By virtue of above M/s. Buttepatil Properties, a partnership firm registered under the Indian Partnership Act, 1932 become well and sufficiently entitle to develop the Said Property A and B. ("**Said Developer**").

1. **SEARCH / VERIFICATION:** - I have carried out online search from website of IGR Maharashtra for last thirty years and paid necessary charges to the Government vide online GRN Challan receipt bearing No. MH001097390202122E (for the year 1992 to 2008) dated 05/08/2021 and MH000733692202122E (for year 2009 to 2021) dated 24/04/2021. Subject to record shown at the time of carrying out the search I have not come across any adverse entry other than mentioned herein. The original receipt of payment of necessary fees paid to State of Maharashtra is attached herewith without keeping copy of the same with me.

During search I have come across following entries: -

1. Release Deed executed by Smt. Shivani Ramesh Panavkar in favour of Mr. Rakesh Ramesh Panavkar and Smt. Vaishali Ramesh Panavkar dated 08/03/2013, which is duly registered in the office of Sub Registrar Haveli No. 22 at Sr. No. 3787/2013.

In view of the above it appears that, Smt. Shivani Ramesh Panavkar has released her right, title and interest in the Said Property B to and in favour of Mr. Rakesh Ramesh Panavkar and Smt. Vaishali Ramesh Panavkar by Release Deed dated 08/03/2013, which is duly registered in the office of Sub Registrar Haveli No. 22 at Sr. No. 3787/2013. However, copy of Release Deed is not submitted for my perusal.

2. Additional documents required:-

- a. 7/12 Extracts for last thirty years in respect of the S. No. 88/5B/2A/1/2.
- b. Mutation Entry Nos. 10156, 15854, 18254.
- c. Death Certificate of Late. Vaishali Ramesh Panavkar.



3. **OPINION: -**

On basis of the documents listed in clause III, assurance and information provided to me and subject to whatever stated hereinabove, I am of the opinion that: -

- a. *Title of the following owners to their respective properties appears to be clean, clear and marketable and free from encumbrances: -*

Sr. No.	Name of the Owners	Property and Share
1.	Mr. Vilas Marutrao Memane	1/3 rd Share out of Said Property A
2.	Mr. Dnyaneshwar Marutrao Memane	1/3 rd Share out of Said Property A
3.	Smt. Laxmibai Chandrakant Memane, Mrs. Savita Pravin Bhosale, Mrs. Sarita Ravindra Kale, Smt. Sujata alias Mansi Suresh Botre, Mrs. Sushma Dilip Shilimkar, Mrs. Suvarna Avinash Sanas (before marriage Ms. Suvarna Chandrakant Memane), Mrs. Shobha Ashok Jadhav (before marriage Ms. Shobha Chandrakant Memane), Mrs. Dipali Sachin Bhargude (before marriage Ms. Dipali Chandrakant Memane) and Mrs. Smita Amit Lande (before marriage Ms. Smita Chandrakant Memane)	1/3 rd Share out of Said Property A
4.	Mr. Rakesh Ramesh Panavkar and Ms. Shivani Ramesh Panavkar	half share out of Said Property B
5.	Mr. Sanjay Popatlal Ranka, Mr. Sunil Popatlal Ranka and Mr. Anil Popatlal Ranka	half share out of Said Property B

- b. **M/s. Buttepatil Properties**, a partnership firm registered under the Indian Partnership Act, 1932 become well and sufficiently entitle to develop the **said property A and B**.

AMOL PANDHARE,
ADVOCATE
PUNE

Date: 09/05/2021.



Note: - All the documents are returned herewith without keeping copies of it.

