

MH001894409201920P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 May 2019	Receipt	Receipt no.: 1111548246
	Name of the Applicant :	Adv Kishor Narharrao Patil
	Details of property of which document has to be searched :	Dist :Pune Village :Wakad S.No/CTS No/G.No. : 272
	Period of search :	From :2002 To :2019
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001894409201920P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		





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RESI : "Yashada", Shanti Colony 'B', Vijaynagar,
Kalewadi, Pimpri, Pune 411017.

Notice / Reply
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SEARCH AND TITLE REPORT

I am instructed by M/s. **WAMAN KALATE INFRASTRUCTURE** a registered Partnership Firm, Through its Partners **1. MR. VISHAL MANOHAR KALATE & 2. MR. NILESH VILAS KALATE**, Both R/at :- Omkar Niwas, Near Ganesh Mandir, Wakad, Tal.- Mulshi, Dist.- Pune - 411057., to take search and give report of the properties mentioned herein below and issue title certificate.

SCHEDULE OF THE PROPERTIES

All that piece and parcel of the properties bearing.....

- a. **Survey No. 272, Hissa No. 3**, total area admeasuring 00 H 59 R, assessed at Rs. 03.50 Paise, out of it area admeasuring 00 H 23.1313 R i.e. 2313.13 Sq. Mtrs.
- b. **Survey No. 272, Hissa No. 4**, total area admeasuring 00 H 34 R, assessed at Rs. 01.94 Paise, out of it area admeasuring 00 H 11 R.

situated at Village **Wakad**, Tal. Mulshi, Dist. Pune, within the jurisdiction of Pimpri Chinchawad Municipal Corporation and within the limits of Sub-Registrar Haveli.

Which are bounded as under -

- | | | |
|---------------------|---|--|
| On or towards East | - | By Survey No. 272. |
| On or towards West | - | By Survey No. 275. |
| On or towards South | - | By remaining property of Survey No. 272. |
| On or towards North | - | By 45 Mtrs DP Road. |

THE DOCUMENTS PERUSED

M/s. **WAMAN KALATE INFRASTRUCTURE** a registered Partnership Firm, Through its Partners **1. MR. VISHAL MANOHAR KALATE & 2. MR. NILESH VILAS KALATE**, Both R/at :- Omkar Niwas, Near Ganesh Mandir, Wakad, Tal.- Mulshi, Dist.- Pune - 411057., has provided me following documents for search of the said Properties.

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.



3. Copy of Orders.
4. Copy of Development Agreement.
5. Copy of Agreement.
6. Copy of Power of Attorneys.
7. Copy of Demarcation.
8. Copy of D.P. Opinion.
9. Copy of N.A. Opinion.
10. Copy of Building Plans.

I have carried out Search in respect of the said properties in the office of Sub-Registrar Haveli, for last 30 years i.e. from 1990 to 2019 till today and after going through above referred documents I have found following information.

History relating to Survey No. 272/3

Property bearing Survey No. 272 Hissa No. 3 was owned by Dagdu Gopala Kalate. Accordingly his name was appearing on the record of 7/12 extract from the year 1934-35.

Mutation Entry No. 2499 shows that, Dagdu Gopala Kalate expired on 11/10/1936 leaving behind him following legal heirs namely :

- | | |
|-------------------------|---------|
| 1. Balu Dagdu Kalate | - Son |
| 2. Venubai Dagdu Kalate | - Widow |

After the demise of Dagdu Gopala Kalate his name was deleted & name of his son Balu Dagdu Kalate through his natural guardian mother Venubai Dagdu Kalate was recorded in the possessor column of 7/12 extract of said property.

Mutation Entry No. 921 shows that, name of Mukta Laxman Kadam was recorded in the other rights column of 7/12 extract of said property as protected tenant.

Mutation Entry No. 1014 shows that, name of Namdev Rama Kaspate was recorded in the other rights column of 7/12 extract of said property as protected tenant.

Mutation Entry No, 1027 shows that, Balu Dagdu Kalate had availed loan from Wakad Vividh Vikas Sahakari Society in respect of said & other properties. Accordingly name of Wakad Vividh Vikas Sahakari Society was recorded in the other rights column of 7/12 extract of said property.

Mutation Entry No. 1787 shows that, as per Tagai form No. 2 given by Mamlatdar Charge of Tagai was kept on the land of Balu Dagdu Kalate for Rs. 3000/-. Accordingly effect of the same was recorded in the other rights column of the 7/12 extract.





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Mutation entry No. 2011 is relating to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1958 and accordingly the area of land was converted into 00 H 59 R.

Mutation Entry No, 2452 shows that, Balu Dagdu Kalate had availed loan from Wakad Vividh Vikas Sahakari Society in respect of said & other properties. Accordingly name of Wakad Vividh Vikas Sahakari Society was recorded in the other rights column of 7/12 extract of said property.

Mutation Entry No. 3233 shows that, Balu Dagdu Kalate & Waman Dagdu Kalate had preferred an application before Tahsildar, Mulshi, Pune for getting partition of the Survey No. 272/3 & other ancestral properties between Balu Dagdu Kalate & Waman Dagdu Kalate. Accordingly as per the order of Tahsildar, Mulshi, Pune vide No. TLG/68/86, said Survey No. 272/3, came to the share of Waman Dagdu Kalate.

Thus by said partition Waman Dagdu Kalate became owner of Survey No. 272/3. Accordingly his name was recorded in the record of 7/12 extract of said property.

As this search report is pertaining to the share of Waman Dagdu Kalate i.e. Survey No. 272/3, so detail history relating to the other Survey Numbers mentioned in the partition is not taken into consideration.

Mutation Entry No. 3729 shows that, Waman Dagdu Kalate had availed loan from Wakad Vividh Vikas Sahakari Society in respect of said & other properties. Accordingly name of Wakad Vividh Vikas Sahakari Society was recorded in the other rights column of 7/12 extract of said property.

Mutation Entry No. 8406 shows that, Waman Dagdu Kalate had preferred an application before the Tahsildar, Mulshi (Paud), Pune to delete the name of Mukta Laxman Kadam recorded in the other rights column of 7/12 extract of Survey No. 272/3 as protected tenant. That as per the application of Waman Dagdu Kalate Tahsildar, Mulshi (Paud), Pune by its order bearing No. Ku.Ka.K.15/SR/62/2000 dt. 09/10/2000 name of Mukta Laxman Kadam was deleted from the other rights column of 7/12 extract of said property.



Mutation Entry No, 8494 shows that, Waman Dagdu Kalate had repaid loan obtained from Wakad Vividh Vikas Sahakari Society in respect of said & other properties. Accordingly name of Wakad Vividh Vikas Sahakari Society was deleted from the other rights column of 7/12 extract of said property.

Mutation Entry No. 10673 shows that, Kalate family had preferred an application before Tahsildar, Mulshi, Pune for getting partition of the Survey No. 272/3 & other ancestral properties between Waman Dagdu Kalate, Manohar Waman Kalate & Vilas Waman Kalate. Accordingly as per the order of Tahsildar, Mulshi, Pune vide No. H.No./Vatap/SR/Wakad/02 dated 20/03/2006, said property was parted as under –

Survey No. 272/3, area admeasuring 00 H 29 R, came to the share of Manohar Waman Kalate.

Survey No. 272/3, area admeasuring 00 H29 R, came to the share of Vilas Waman Kalate.

Thus by said partition Manohar Waman Kalate became owner of Survey No. 272/3 to the extent of area admeasuring 00 H 29 R & Vilas Waman Kalate became owner of Survey No. 272/3 to the extent of area admeasuring 00 H 29 R. Accordingly their names were recorded in the record of 7/12 extract of said property to the extent of their share.

Mutation Entry No. 10756 shows that, as per the order under section 10(3) of The Urban Land (Ceiling and Regulation Act) 1976 name of State Government of Maharashtra was recorded in the 7/12 extracts of land acquired by Waman Dagdu Kalate.

Mutation Entry No. 12956 shows that, as per the order of Additional Collector and Competent Authority Pune Nagari Samuha letter bearing No. ULC/T.No.15/SR/101/10/2010 dt. 07/12/2010, the excess land acquired by Kalate family and others were not taken into possession by State Government of Maharashtra before 29/11/2007. So name of State Government of Maharashtra was deleted and names of respective owners were recorded in the record of 7/12 extracts of said properties.

Mutation Entry No. 14793 shows that, Manohar Waman Kalate and Vilas Waman Kalate had preferred an application before the Tahasildar, Mulshi, Pune to delete the hollow name of Namdev Rama Kaspate recorded as protected tenant in other rights column of 7/12 extract of said property. That as per the case no. Ku.Ka.K/70-B/SR/1/2013 said case was disposed of by Tahasildar, Mulshi, Pune on 26/07/2013 by passing order to delete the name of Namdev Rama Kaspate recorded in the other rights column of 7/12 extract of said property as protected tenant. Thereafter the legal heirs of Namdev Rama Kaspate had preferred an RTS appeal in the Court of Sub-Divisional Officer, Mulshi-Maval bearing RTS appeal No. RTS/A/SR/659/2013. The said appeal was dismissed by Sub-Divisional Officer,





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Mulshi-Maval dt 19/09/2014 and confirmed the order passed by Tahasildar, Mulshi, Pune dt. 26/07/2013. As per the same name of Namdev Rama Kaspate was deleted from other rights column of 7/12 extract of said property.

Mutation Entry No. 14816 shows that, the loan obtained by Balu Dagdu Kalate was repaid to Wakad Vividh Vikas Sahakari Society in respect of said & other properties. Accordingly name of Wakad Vividh Vikas Sahakari Society was deleted from the other rights column of 7/12 extract of said property.

Mutation Entry No. 14861 shows that, as per the letter of Patbandare Branch Pirangut bearing No. J.Kr/Sinchan/Pirangut/78/2012 dt/ 16/04/2012 and repayment of Tagai, the remark of Tagai recorded in the other rights column of 7/12 extract of said property was deleted.

History relating to Survey No. 272/4

Property bearing Survey No. 272 Hissa No. 4 was owned by Namdev Narayan Shedge. Accordingly his name was appearing on the record of 7/12 extract from the year 1930.

Mutation Entry No. 898 shows that, Tukaram Dhondiba Kaspate had purchased property bearing Survey No. 272/4 and other properties from Namdev Narayan Shedge by registered sale deed on 22/04/1946. That as per the sale deed name of Tukaram Dhondiba Kaspate was recorded in the record of 7/12 extract of said property and other properties.

Mutation Entry No. 1047 shows that, Namdev Narayan Shedge had purchased property bearing Survey No. 272/4 and other properties from Dhondiba Kaspate by registered sale deed in the year 1950. That as per the sale deed name of Narayan Shedge was recorded in the record of 7/12 extract of said property and other properties.

Mutation Entry No. 1222 shows that, remark of Tukda was recorded in the other rights column of 7/12 extract of said property.

Mutation Entry No. 1777 shows that, as per Tagai form No. 2 given by Mamlatdar Charge of Tagai was kept on the land of Namdev for Rs. 1400/-. Accordingly effect of the same was recorded in the other rights column of the 7/12 extract.



Mutation entry No. 2011 is relating to Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act, 1958 and accordingly the area of land was converted into 00 H 34 R.

Mutation Entry No. 2298 shows that, Namdev Narayan Shedge expired on 08/05/1978 leaving behind him following legal heirs namely :

- | | | | |
|----|----------------------------|---|----------|
| 1. | Udhav Namdev Shedge | - | Son |
| 2. | Sopan Namdev Shedge | - | Son |
| 3. | Krushnabai Shivaji Dabhade | - | Daughter |
| 4. | Jayram Narayan Shedge | - | Brother |

After the demise of Namdev Narayan Shedge his name was deleted & names of his sons and brother were recorded in the possessor column of 7/12 extract of said property and name of daughter was recorded in the other rights column of said property.

That as per the 7/12 extract names of Udhav Namdev Shedge, Sopan Namdev Shedge & Krushnabai Shivaji Dabhade were deleted from the Survey No. 272/4 and only name of Jayram Narayan Shedge was appearing in the record of 7/12 extract of survey No. 272/4 by mutation entry No. 2630.

Mutation Entry No. 4986 shows that, Jayram Narayan Shedge expired on 24/03/1991 leaving behind him following legal heirs namely :

- | | | | |
|---------|--------------------------|---|-----------------|
| 1. | Kisan Jayram Shedge | - | Son |
| 2. | Shivaji Jayram Shedge | - | Son |
| 3. | Satyawan Jayram Shedge | - | Son |
| 4. | Bhagwan Jayram Shedge | - | Son |
| 5. | Ganpat Jayram Shedge | - | Son |
| 6. | Vitthal Jayram Shedge | - | Son (Expired) |
| 6(i). | Pandurang Vitthal Shedge | - | Grandson |
| 6(ii). | Sitabai Balu Bhosale | - | Grand daughter |
| 6(iii). | Sivabai Tukaram Dongare | - | Grand daughter |
| 6(iv). | Gajarabai Vitthal Shedge | - | Daughter in Law |
| 7. | Mayabai Sahadu Bhosale | - | Daughter |
| 8. | Savitriba Chindu Gaikwad | - | Daughter |
| 9. | Shakuntala Jayram Shedge | - | Daughter |
| 10. | Dagdabai Jayram Shedge | - | Widow Wife |

After the demise of Jayram Narayan Shedge his name was deleted & names of his above legal heirs were recorded in the possessor column of 7/12 extract of said property.

Mutation Entry No. 5773 shows that, Shedge family had preferred an application before Tahsildar, Mulshi, Pune for getting partition of the Survey No. 272/4 & other ancestral properties between Shedge Family under section 85 of Maharashtra Land Revenue Code, 1966. Accordingly as per the order of Tahsildar, Mulshi, Pune vide No. Jamin/Vibhajan/SR/14/94 dated 30/06/1995, property bearing Survey No. 272/4 was parted as under –





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Survey No. 272/4, area admeasuring 00 H 17 R, came to the share of Satyawar Jayram Shedge.

Survey No. 272/4, area admeasuring 00 H 17 R, came to the share of Ganpat Jayram Shedge.

Thus by said partition Satyawar Jayram Shedge became owner of Survey No. 272/4 to the extent of area admeasuring 00 H 17 R & Ganpat Jayram Shedge became owner of Survey No. 272/4 to the extent of area admeasuring 00 H 17 R. Accordingly their names were recorded in the record of 7/12 extract of said property to the extent of their share.

Mutation Entry No. 7497, is regarding corrections of mistakes occurred in mutation entry No. 5773.

Mutation Entry No. 10516 shows that, as per the order passed by Sub-Divisional Officer, Mulshi-Maval in RTS appeal bearing RTS appeal No. RTS/Appeal/13/2005 dt. 27/03/2006 name of Jayram Narayan Shedge was recorded in the record of 7/12 extract of said property and other properties.

Mutation Entry No. 10523 shows that, as per the order of Additional Collector, Pune in RTS Appeal bearing No. RTS/2/A/162/2006 execution of Mutation entry No. 10516 was stayed and not given effect in the revenue record and remark of stay order was given in the 7/12 extract of survey No. 272/4.

Mutation Entry No. 11943 shows that, Ganpat Jayram Shedge expired on 03/03/2007 leaving behind him following legal heirs namely :

- | | | | |
|----|-----------------------|---|------------|
| 1. | Vitthal Ganpat Shedge | - | Son |
| 2. | Umesh Ganpat Shedge | - | Son |
| 3. | Bibabai Ganpat Shedge | - | Widow Wife |

After the demise of Ganpat Jayram Shedge his name was deleted & names of his above legal heirs were recorded in the possessor column of 7/12 extract of said property.

Mutation Entry No. 12463 shows that, the order dt. 27/03/2006 passed by Sub-Divisional Officer, Mulshi-Maval in RTS appeal bearing RTS appeal No. RTS/Appeal/13/2005 was challenged in the court of Additional Collector, Pune in second RTS Appeal bearing No. RTS/2/A/162/2006 which appeal was allowed on 30/04/2006 and the order passed Sub-Divisional Officer, Mulshi-Maval in RTS appeal bearing RTS appeal No.

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JUNE-17

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RTS/Appeal/13/2005 dt. 27/03/2006 was cancelled and mutation entry no. 5773 and 7497 were retained as well as remark of stay order was deleted from the 7/12 extract of survey No. 272/4.

Mutation Entry No. 15147 shows that, the remark of Tagai recorded in the other rights column of 7/12 extract of said property was deleted.

Common history relating to Survey No. 272/3 & 272/4

That Manohar Waman Kalate, Bhamabai Manohar Kalate, Vishal Manohar Kalate For Himself & As A Natural Guardian Father of Neel Vishal Kalate and Bhumi Vishal Kalate, Shraddha Vishal Kalate, Rani Ganesh Gundgal, Sonali Pradeep Landge, Vilas Waman Kalate, Bharti Vilas Kalate, Nilesh Vilas Kalate, Sapna Nilesh Kalate, Vinay Vilas Kalate For Himself & as a Natural Guardian Father of Gatha Vinay Kalate Meenal Vinay Kalate & Kalyani Anil Bhondve have assigned development rights in respect of Survey No. 272/3, to the extent of area admeasuring 00 H 23.1313 R i.e. 2313.13 Sq. Mtrs by executing Development Agreement & Power of Attorney in favour of M/s. Waman Kalate Infrastructure through its Partners Mr. Vishal Manohar Kalate and Mr. Nilesh Vilas Kalate. The said Development Agreement & Power of Attorney are registered in the office of Sub Registrar Haveli No. 18 noted at serial No. 5885/2019 & 5886/2019 on 15/04/2019.

That Bibabai Ganpat Shedge, Vitthal Ganpat Shedge For Himself & as a Natural Guardian Father of Ashish Vitthal Shedge and Gayatri Vitthal Shedge, Sushila Vitthal Shedge, Umesh Ganpat Shedge for himself and as Karta of Joint Hindu Family & Sujata Umesh Shedge have assigned development rights in respect of Survey No. 272/4, to the extent of area admeasuring 00 H 11 R by executing Agreement & Power of Attorney in favour of M/s. Waman Kalate Infrastructure through its Partners Mr. Vishal Manohar Kalate and Mr. Nilesh Vilas Kalate. The said Agreement & Power of Attorney are registered in the office of Sub Registrar Haveli No. 17 noted at serial No. 3184/2012 & 3185/2012 on 26/03/2012.

Thus M/s. Waman Kalate Infrastructure through its Partners Mr. Vishal Manohar Kalate and Mr. Nilesh Vilas Kalate have got exclusive development rights to develop properties bearing Survey No. 272/3, to the extent of area admeasuring 00 H 23.1313 R i.e. 2313.13 Sq. Mtrs and dispose of the same as per the terms and conditions of Agreements keeping intact the construction in form of consideration to be given to the above owners.

M/s. Waman Kalate Infrastructure had amalgamated the Survey No. 272/3 & 272/4 and had obtained demarcation certificate from concerned office by M.R. No. 2981/2013 on 20/04/2013.

M/s. Waman Kalate Infrastructure had obtained D.P. Opinion in respect of said properties from the office of Pimpri Chinchwad Municipal Corporation vide No. Narvi/Kavi/Wakad/336/2013 on 28/11/2013.





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M/s. Waman Kalate Infrastructure had preferred building plan on said properties and got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Wakad/97/2017 on 22/06/2017 and have obtained Commencement Certificate for construction of building in respect of the said properties. The said plan was revised and had obtained revised building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide No. B.P./Wakad/156/2018 on 12/09/2018.

M/s. Waman Kalate Infrastructure had obtained N.A. Order from the office of Tahsildar, Mulshi (Paud), Dist. Pune vide No. NA/SR/58/2017 on 21/08/2017.

From the information supplied to me and going through the documents supplied, I am of the opinion that :-

A) Manohar Waman Kalate, Bhamabai Manohar Kalate, Vishal Manohar Kalate For Himself & As A Natural Guardian Father of Neel Vishal Kalate and Bhumi Vishal Kalate, Shraddha Vishal Kalate, Rani Ganesh Gundgal, Sonali Pradeep Landge, Vilas Waman Kalate, Bharti Vilas Kalate, Nilesh Vilas Kalate, Sapna Nilesh Kalate, Vinay Vilas Kalate For Himself & as a Natural Guardian Father of Gatha Vinay Kalate Meenal Vinay Kalate & Kalyani Anil Bhondve are absolute owners of the property bearing Survey No. 272/3, to the extent of area admeasuring 00 H 23.1313 R i.e. 2313.13 Sq. Mtrs of village Wakad, Tal - Mulshi, Dist- Pune.

B) Manohar Waman Kalate, Bhamabai Manohar Kalate, Vishal Manohar Kalate For Himself & As A Natural Guardian Father of Neel Vishal Kalate and Bhumi Vishal Kalate, Shraddha Vishal Kalate, Rani Ganesh Gundgal, Sonali Pradeep Landge, Vilas Waman Kalate, Bharti Vilas Kalate, Nilesh Vilas Kalate, Sapna Nilesh Kalate, Vinay Vilas Kalate For Himself & as a Natural Guardian Father of Gatha Vinay Kalate Meenal Vinay Kalate & Kalyani Anil Bhondve, have entrusted Development Rights in respect of Survey No. 272/3, to the extent of area admeasuring 00 H 23.1313 R i.e. 2313.13 Sq. Mtrs of village Wakad, Tal - Mulshi, Dist- Pune, in favour of M/s. Waman Kalate Infrastructure through its Partners Mr. Vishal Manohar Kalate and Mr. Nilesh Vilas Kalate has got exclusive development rights to develop the said property and dispose of the same as per the terms and conditions of Development Agreement dated 15/04/2019.



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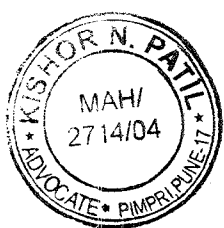
C) Bibabai Ganpat Shedge, Vitthal Ganpat Shedge For Himself & as a Natural Guardian Father of Ashish Vitthal Shedge and Gayatri Vitthal Shedge, Sushila Vitthal Shedge, Umesh Ganpat Shedge for himself and as Karta of Joint Hindu Family & Sujata Umesh Shedge are absolute owners of the property bearing Survey No. 272/4, area admeasuring 00 H 11 R of village Wakad, Tal - Mulshi, Dist- Pune.

D) Bibabai Ganpat Shedge, Vitthal Ganpat Shedge For Himself & as a Natural Guardian Father of Ashish Vitthal Shedge and Gayatri Vitthal Shedge, Sushila Vitthal Shedge, Umesh Ganpat Shedge for himself and as Karta of Joint Hindu Family & Sujata Umesh Shedge, have entrusted Development Rights in respect of Survey No. 272/4, area admeasuring 00 H 11 R of village Wakad, Tal - Mulshi, Dist- Pune, in favour of M/s. Waman Kalate Infrastructure through its Partners Mr. Vishal Manohar Kalate and Mr. Nilesh Vilas Kalate has got exclusive development rights to develop the said property and dispose of the same as per the terms and conditions of Development Agreement dated 26/03/2012.

E) I am of the opinion that the said properties are clean, clear and marketable and without any encumbrances whatsoever.

The Title Certificate and Search Report is issued on perusing documents regarding the said properties made available to me and going through the records in the office of Sub-Registrar Haveli.

Date : 22/08/2019




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Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said properties and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property. That M/s. Waman Kalate Infrastructure through its Partners Mr. Vishal Manohar Kalate and Mr. Nilesh Vilas Kalate had informed that there are no Court proceeding pending before any Court of Law in respect of the said properties.