

MH006214700202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Aug 2022	Receipt	Receipt no.: 1112514724
	Name of the Applicant :	Madhukar Kokane
	Details of property of which document has to be searched :	Dist :Pune Village :Hadapsar S.No/CTS No/G.No. : 51
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no .MH006214700202223E		
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/formSearchChallanWithoutReg.php '.		

[illegible]

Department ID : 712309068

Mobile No. : 9730495967

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Chailan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003108092202223	09/08/2022-12:55:52	IGR002	525.00
Total Defacement Amount					525.00

MH009698796202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Oct 2022	Receipt	Receipt no.: 1112605097
Name of the Applicant : Madhukar Kokane		
Details of property of which document has to be searched :		Dist :Pune Village :Hadapasar S.No/CTS No/G.No. : 51
Period of search :		From :2021 To :2022
Received Fee :		300
The above mentioned Search fee has been credited to government vide GRN no :MH009698796202223P		
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/fmSearchChallanWithoutReg.php '.		



CHALLAN
MTR Form Number-6



GRN MH00668796202223P		BARCODE 		Date 22/10/2022-12:16:19		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Madhukar Kokane	
Location PUNE				Flat/Block No.			
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			300.00				
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total			300.00	Amount In		Three Hundred Rupees Only	
				Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502022102200368	0504850032019
Cheque/DD No.				Bank Date	RBI Date	22/10/2022-12:16:25	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 223963748

Mobile No. : 9730485967

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताचालना दस्तासाठी लागू नाही.

NOTICE / REPLY:
(RPAD)

Date: / / 20

FORMAT - A
(Circular No.: - 28 / 2021)

To,
MahaRERA,
Add. - Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051;

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to land bearing S. No. 51A, Hissa No. 1B, total admeasuring 00 H. 43 Ares, situated at village Hadapsar, Taluka Haveli, District Pune, (hereinafter referred as the said plot).

1. I have investigated the title of the said plot on the request of RAHUL PROPERTIES, (Promoter & Builders), having its office at:- S. No. 77, Om Bungalow, Omkar Society, Sasanenagar, Hadapsar, Pune - 411 028, through its partners (a) MR. ASHOK SHIVAJI TUPE, (b) MR. OMKAR GORAKH TUPE, (c) NIYATI LIFESPACES PRIVATE LIMITED, through its director MR. NARSIBHAI ARJANBHAI PATEL & (d) NIYATI CORPORATION PRIVATE LIMITED, through its director MR. DINESHBHAI MAGANBHAI PATEL and following documents i.e. :-

1) Description of the property -

All that piece and parcel of the residential landed property, out of the land bearing S. No. 51A, Hissa No. 1B, situated at village Hadapsar, Taluka Haveli, District Pune and same is within the jurisdiction of registration District Pune, Taluka Haveli & Sub-Registrar Haveli No. I to XXVIII and within the local limit of Pune Municipal Corporation, Pune and details of the same is as follows :-

i) Land admeasuring 00 H. 39.33 Ares, (i.e. 42,334 sq. ft.), which is owned by Smt. Mandakini Balasaheb Nhavale & others and same is bounded as follows:-

ON OR TOWARDS THE:-

EAST	: By landed property of S. No. 51A/1C,
SOUTH	: By Internal Road,
WEST	: By landed property of Mr. Prahlad Nhavale & others from S. No. 51A/1A,
NORTH	: By property of Mr. Keashav Ramchandra Mahajan & Mrs. Laxmi Vilas Ukeri.

ii) Land admeasuring 00 H. 01.67 Ares, (i.e. 1,800 sq. ft.), which is owned by Mr. Rajkumar Ramlakhan Jaiswal,

iii) Land admeasuring 00 H. 01 Are (i.e. 1,000 sq. ft.), which is owned by Mr. Rohidas Ramchandra Bhise

and same is collectively bounded as follows:-

ON OR TOWARDS THE:-

EAST : By landed property of S. No. 51A/1C,
SOUTH : By 40 ft wide D.P. Road,
WEST : By landed property of Mr. Prahlad Nhavale & others from
S. No. 51A/1A,
NORTH : By property of Mr. Keashav Ramchandra Mahajan & Mrs.
Laxmi Vilas Ukeri.

iv) Land admeasuring 00 H. 01 Are (i.e. 100 sq. mtr.), which is owned by Mr. Manik Motiram Lavand and same is bounded as follows:-

ON OR TOWARDS THE:-

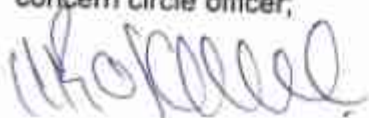
EAST : By landed property of Mr. Namdeo Nhavale,
SOUTH : By landed property of Mr. Tukaram Genu Nhavale,
WEST : By Common Road,
NORTH : By property of Mr. Jaiswal.

Alongwith all right, title and interest attached thereto;

2) The documents of allotment of plot -

It appears from the record that, Mr. Tukaram Genu Nhavale, Mrs. Laxmibai Tukaram Nhavale, Mr. Balasaheb Tukaram Nhavale, Mrs. Mandakini Balasaheb Nhavale, Mr. Abhijeet Balasaheb Nhavale, Mr. Amar Balasaheb Nhavale, Mr. Sunil Tukaram Nhavale, Mrs. Rupali Sunil Nhavale, Mr. Hritik Sunil Nhavale, Miss. Sanika Sunil Nhavale, Mr. Dinesh Baban Nhavale (for himself and as natural guardian & father of Miss. Tanishka & Mst. Durvankur), Mrs. Dipali Dinesh Nhavale, Smt. Phulabai Kerba Nhavale, Smt. Shobha Ashok Nhavale, Mr. Mrunal Ashok Nhavale, Mr. Darshan Ashok Nhavale, Mr. Balasaheb Kerba Nhavale, Mrs. Asha alias Neha Balasaheb Nhavale, Mr. Prathmesh Balasaheb Nhavale, Miss. Pranjali Balasaheb Nhavale, Smt. Alka Vilas Nhavale, Mr. Santosh Vilas Nhavale (for himself and as natural guardian & father of Miss. Sae & Mst. Prithviraj), Mrs. Madhuri Santosh Nhavale, Smt. Sunita Vishal Nhavale (for herself and as natural guardian & mother of Mst. Devashish) & Mst. Gaurav Vishal Nhavale are absolute and legal owner of the land admeasuring 00 H. 39.33 Ares, (i.e. 42,334 sq. ft.), Mr. Rajkumar Ramlakhan Jaiswal is absolute and legal owner of the land admeasuring 00 H. 01.67 Ares, (i.e. 1,800 sq. ft.), Mr. Rohidas Ramchandra Bhise is absolute and legal owner of the land admeasuring 00 H. 01 Are, (i.e. 1,000 sq. ft.) and Mr. Manik Motiram Lavand is absolute and legal owner of the land admeasuring 00 H. 01 Are (i.e. 100 sq. mtr.), out of the land bearing S. No. 51A, Hissa No. 1B, situated at village Hadapsar, Taluka Haveli, District Pune, within the local limits of the Pune Municipal Corporation, Pune and name of said respective owner/s have been recorded to the 7/12 extract of the said land as owner/s & occupier/s of their respective area;

It further appears from the record that, as per the Phalani Namuba No. 12 & Phalani Namuna No. 1, the land bearing S. No. 51A, Hissa No. 1B, admeasuring 1 Acre, 3 Gunthas of village Hadapsar, Taluka Haveli, District Pune has been given to Mr. Genu Sawala Nhavale as absolute owner thereof and necessary mutation entry no. 2649 has been effected in the village record and same is certified by the concern circle officer;



Madhukar Kokane

Advocate.

Office : 302, 3rd Floor, L. P. Classice,
Near Axis Bank, Pune - Solapur Road,
Hadapsar, Pune - 411 028.
Mob.: 9011048133 / 9822830352
E-mail : advmkokane@gmail.com

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It further appears from the record that, as per the order of the State of Maharashtra the implementation of the Weight and Measurement Implementation Act 1958 has been applicable to the said village and as per Special District Inspector of Land Record, the necessary changes of the system has been given to the 7/12 extract of the said landed property and other landed property of the said village and necessary mutation entry no. 6988 has been effected in the village record and same is certified by the concern circle officer;

It further appears from the record that, Mr. Genu Sawalaram Nhavale has obtained tagai amount / loan of Rs. 1000/- for purchasing bullock and charge of the said tagai / loan has been recorded in the other right column of 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune and accordingly necessary mutation entry bearing no. 7524 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mr. Genu Sawala Nhavale died on 24/12/1978, leaving behind sons namely Mr. Tukaram Genu Nhavale, Mr. Kerba Genu Nhavale, Mr. Baban Genu Nhavale & Mr. Vilas Genu Nhavale and married daughters, namely Sulochana Hanumant Jagtap, Jijabai Sadashiv Kale, Kausalya Pandurang Ghule, Shakuntala Vasant Ghule & Bebi Kisan Kamthe and widow namely Smt. Sitabai Genu Nhavale, as his absolute legal heirs and name of sons of the deceased have been recorded in the main/kabjedar column of 7/12 extract and name of widow & married daughters of the said deceased have been recorded in the other right column of 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties and accordingly necessary mutation entry bearing no. 9502 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, as per the order Tahasildar Haveli, the loan charges / tagai charges as mentioned in the other right column of 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties have been removed / deleted and necessary mutation entry no. 16878 has been effected in the village record and same is certified by the concern circle officer;

It further appears from the record that, Mr. Vilas Genu Nhavale died on 02/01/1981, leaving behind minor sons namely Vishal Vilas Nhavale & Santosh Vilas Nhavale and daughter namely Jayashri Vilas Nhavale and widow namely Smt. Alka Vilas Nhavale, as his absolute legal heirs and accordingly necessary mutation entry bearing no. 18435 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Smt. Sitabai Genba Nhavale died on 06/11/1986, leaving behind the legal heirs as mutated vide mutation entry no. 9502 in the 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune, as her absolute legal heirs and her name has been removed/deleted from 7/12 extract of the said landed properties and necessary mutation entry no. 19635 has been effected in the village record and same is certified by the concern circle officer;

It further appears from the record that, Sulochana Hanumant Jagtap, Jijabai Sadashiv Kale, Kausalya Pandurang Ghule, Shakuntala Vasant Ghule & Bebi Kisan Kamthe have released their undivided share, right, title & ownership, out of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune in favour of Mr. Tukaram, Mr. Baban & Mr. Kerba Genu Nhavale by virtue of duly registered Release Deed and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 963/1997 and accordingly necessary mutation entry bearing no. **19765** has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mr. Tukaram, Mr. Kerba, Mr. Baban Genu Nhavale and Mr. Vishal Vilas Nhavale & others have preferred an application and stated therein that, they each have $\frac{1}{4}$ equal share & ownership in the landed properties as mentioned in the present mutation entry and requested to record anewari as each of them, has owned / holding $\frac{1}{4}$ share in the said landed properties and considering the said application, statements of concern persons, the anewari of the said owners have been mutated in the 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune and accordingly necessary mutation entry bearing no. **20371** has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mr. Keru Genu Nhavale died on 25/04/2001, leaving behind sons namely Mr. Ashok Keru Nhavale & Mr. Balaso Keru Nhavale and married daughter, namely Ranjana Devidas Shinde and widow namely Smt. Phulabai Keru Nhavale, as his absolute legal heirs and name of said legal heirs have been recorded to 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties and accordingly necessary mutation entry bearing no. **27200** has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Smt. Alka Vilas Nhavale, Jayashri Vilas Nhavale, Mr. Vishal Vilas Nhavale & Mr. Santosh Vilas Nhavale have sold the land admeasuring 1800 sq. ft., out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune to Mr. Rajkumar Ramlakhan Jaiswal by virtue of duly registered Sale Deed, dated - 18/02/2009 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 950/2009 and name of the said purchaser has been recorded to 7/12 extract of the said land and accordingly necessary mutation entry bearing no. **37775** has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Smt. Alka Vilas Nhavale, Jayashri Vilas Nhavale, Mr. Vishal Vilas Nhavale & Mr. Santosh Vilas Nhavale have sold the land admeasuring 00 H. 01 Are, out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune to Mr. Manik Motiram Lavand by virtue of duly registered Sale Deed, dated - 12/06/2009 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 3271/2009 on 15/06/2009 and name of the said purchaser has been recorded to 7/12 extract of the said land and accordingly necessary mutation entry bearing no. **38319** has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Smt. Alka Vilas Nhavale, Jayashri Vilas Nhavale, Mr. Vishal Vilas Nhavale & Mr. Santosh Vilas Nhavale have sold the land admeasuring 00 H. 01 Are i.e. 1000 sq. ft., out of the land bearing S. No. 51A,



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Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune to Mr. Rohidas Ramchandra Bhise by virtue of duly registered Sale Deed, dated - 04/01/2010 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 103/2010 and name of the said purchaser has been recorded to 7/12 extract of the said land and accordingly necessary mutation entry bearing no. 39057 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mr. Vishal Vilas Nhavale died on 07/04/2010, leaving behind minor sons, namely Gaurav Vishal Nhavale & Devashish Vishal Nhavale and widow namely Smt. Sunita Vishal Nhavale (for herself & as natural guardian & mother of Mst. Gaurav & Mst. Devashish) and name of said legal heirs have been recorded to 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B & other properties and accordingly necessary mutation entry bearing no. 39502 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mrs. Pournima Ajay More, Mrs. Vaishali Valmik Kalbhor, Mrs. Sharada Ajit Kale & Mrs. Suvarna Yashwant Waghmare have released their undivided share, right, title & ownership, out of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune in favour of Mr. Dinesh Baban Nhavale by virtue of duly registered Release Deed, dated - 24/08/2010 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 6064/2010;

It further appears from the record that, Mrs. Jayashri Ramesh Puneekar (her maiden name-Jayashri Vilas Nhavale) has released her undivided share, right, title & ownership, out of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune in favour of Mr. Santosh Vilas Nhavale, Late Vishal Vilas Nhavale, since deceased through his legal heirs Smt. Sunita Vishal Nhavale (for herself and as natural guardian & mother of Mst. Gaurav & Mst. Devashish) by virtue of duly registered Release Deed, dated - 24/08/2010 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 6065/2010 and accordingly necessary mutation entry bearing no. 42880 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mrs. Ranjana Devidas Shinde has released her undivided share, right, title & ownership, out of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune in favour of Mr. Ashok Kerba Nhavale & Mr. Balasaheb Kerba Nhavale by virtue of duly registered Release Deed, dated - 24/08/2010 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 6063/2010 and accordingly necessary mutation entry bearing no. 42889 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mrs. Amruta Rohidas Jagtap has released her undivided share, right, title & ownership, out of the land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune in favour of Mr. Amar Balasaheb Nhavale & Mr. Abhijeet Balasaheb Nhavale



by virtue of duly registered Release Deed, dated – 24/08/2010 and said document has been registered before the Sub-Registrar Haveli No. III at serial no. 6066/2010;

It further appears from the record that, Mr. Manik Motiram Lavand has executed Development Agreement & Power of Attorney in respect of the land admeasuring 00 H. 01 Are (i.e. 100 sq. mtr.), out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune in favour of Nayan Builders (Promoter & Builders), through its partner, Mr. Ashok Shivaji Tupe & other on 12/08/2013 and said documents have been registered before the Sub-Registrar Haveli no. VI at serial nos. 9038/2013 & 9039/2013 respectively and granted the development rights to the said Promoter & Builders;

It further appears from the record that, Mr. Tukaram Genu Nhavale, Mrs. Laxmibai Tukaram Nhavale, Mr. Balasaheb Tukaram Nhavale, Mr. Baban Genu Nhavale, Mrs. Chhabubai Baban Nhavale, Smt. Phulabai Kerba Nhavale, Mr. Ashok & others as mentioned herein above have executed Development Agreement & Power of Attorney in respect of the land admeasuring 00 H. 39.33 Ares (i.e. 42334 sq. ft.), out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune in favour of Nayan Builders (Promoter & Builders), through its partner, Mr. Ashok Shivaji Tupe & other on 24/09/2013 and said documents have been registered before the Sub-Registrar Haveli no. XII at serial nos. 7785/2013 & 7786/2013 respectively and granted the development rights to the said Promoter & Builders;

It further appears from the record that, Mr. Rajkumar Ramlakhan Jaiswal & Mr. Rohidas Ramchandra Bhise have executed common Development Agreement & Power of Attorney in respect of the land admeasuring 00 H. 01.67 Ares (i.e. 1,800 sq. ft.) & the land admeasuring 00 H. 01 Are (i.e. 1,000 sq. ft.), out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune in favour of Nayan Builders (Promoter & Builders), through its partner, Mr. Ashok Shivaji Tupe & other on 01/10/2013 and said documents have been registered before the Sub-Registrar Haveli no. XII at serial nos. 7938/2013 & 7939/2013 respectively and granted the development rights to the said Promoter & Builders;

It further appears from the record that, the Government of Maharashtra has issued the order/Gazette about E mutation entry, bearing No. RBA/Case No. 180/L-1, 07/05/2016, as regard the comparison of the hand written and Computerized 7/12 extracts and the Tahsildar Haveli, for implementation of the said order, has given necessary direction to the lower authority as regard the correction in the computerized 7/12 extract and accordingly necessary mutation entry bearing no. 48343 has been effected in the village record and same has been certified by Circle Officer Hadapsar;

It further appears from the record that, Nayan Builders (Promoter & Builders), through its partner, Mr. Ashok Shivaji Tupe & other (for themselves and as power of attorney holder of the land owners) have executed common Assignment of Development Rights & Power of Attorney in respect of the land admeasuring 00 H. 01.67 Ares (i.e. 1,800 sq. ft.), the land admeasuring 00 H. 01 Are, (i.e. 1,000 sq. ft.) & 00 H. 01 Are, (i.e. 100 sq. mtr.), out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune, in favour of the Rahul Properties (Promoter & Builders), through its partner Mr. Ashok Shivaji Tupe & other on 16/10/2019 and said documents have been registered before the Sub-Registrar Haveli no. III at serial nos. 14192/2019 & 14193/2019 respectively and assigned the development rights & other co-related rights to the said Promoter & Builders;



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It further appears from the record that, Nayan Builders (Promoter & Builders), through its partner, Mr. Ashok Shivaji Tupe & other (for themselves and as power of attorney holder of the land owners) have executed Assignment of Development Rights & Power of Attorney in respect of the land admeasuring 00 H. 39.33 Ares (i.e. 42334 sq. ft.), out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune, in favour of the Rahul Properties (Promoter & Builders), through its partner Mr. Ashok Shivaji Tupe & other on 16/10/2019 and said documents have been registered before the Sub-Registrar Haveli no. III at serial nos. 14196/2019 & 14197/2019 respectively and assigned the development rights & other co-related rights to the said Promoter & Builders;

It further appears from the record that, said Promoter and Builders/Rahul Properties, a partnership firm, has been reconstituted and Niyati Lifespaces Private Limited and Niyati Corporation Private Limited are admitted & included as partners in the said partnership firm by virtue of Supplementary Deed, dated-10/10/2019 and said new partners have got the right, title & interest in the said partnership firm;

It further appears from the record that, Mr. Ashok Kerba Nhavale died on 20/04/2021, leaving behind widow namely Smt. Shobha Ashok Nhavale and sons namely Mr. Mrunal Ashok Nhavale & Mr. Darshan Ashok Nhavale as his absolute legal heirs and name of the said legal heirs have been recorded to 7/12 extract of the land bearing S. No. 51A/1B & other properties of village Hadapsar, Taluka Haveli, District Pune and accordingly necessary mutation entry bearing no. 51466 has been effected in the village record and same is certified by the Circle Officer Hadapsar;

It further appears from the record that, Mr. Baban Genu Nhavale died on 14/04/2021 and Mrs. Chhabubai Baban Nhavale died on 21/11/2021, both leaving behind son namely Mr. Dinesh Baban Nhavale and married daughters namely Mrs. Vaishali Valmik Kalbhor (before marriage-Ulka Baban Nhavale), Mrs. Sharada Ajit Kale (before marriage-Sharada Baban Nhavale), Mrs. Suvarna Yashwant Waghmare (before marriage-Suvarna Baban Nhavale) & Mrs. Pournima Ajay More (before marriage- Pournima Baban Nhavale) as absolute legal heirs of said deceased persons and out of the said legal heirs, the abovesaid married daughters have released their undivided share, right, title & ownership, out of the ancestral land bearing S. No. 51A, Hissa No. 1B & other properties of village Hadapsar, Taluka Haveli, District Pune in favour of the Mr. Dinesh Baban Nhavale by virtue of duly registered Release Deed, dated - 24/08/2010, which is registered before the Sub-Registrar Haveli No. III at serial no. 6064/2010 and by considering the said registered release deed & statement of concern persons, name of Mr. Dinesh Baban Nhavale has been recorded to 7/12 extract of the said ancestral landed properties as absolute legal heir of the said deceased persons and accordingly necessary mutation entry bearing no. 51692 has been effected in the village record and same is certified by the Circle Officer Hadapsar;



It further appears from the record that, Mr. Hritik Sunil Nhavale, Miss. Sanika Sunil Nhavale, Mr. Prathamesh Balasaheb Nhavale, Miss. Pranjali Balasaheb Nhavale & Mr. Gaurav Vishal Nhavale were minors at the time of the execution of above mentioned deeds & documents of the development of the said landed property and now, all they become major and have executed Confirmation Deed in favour of Rahul Properties (Promoter & Builders), through its partners Mr. Ashok Shivaji Tupe & others on 21/07/2022, which is registered before the Sub-Registrar Haveli No. XII at serial no. 10016/2022 and confirmed & admitted all above mentioned deeds & documents, which were/are made for the development said landed property and alongwith the said confirmation deed, said Mr. Hritik Sunil Nhavale, Miss. Sanika Sunil Nhavale, Mr. Prathamesh Balasaheb Nhavale, Miss. Pranjali Balasaheb Nhavale & Mr. Gaurav Vishal Nhavale have executed Irrevocable Power of Attorney in favour of Rahul Properties (Promoter & Builders), through its partners Mr. Ashok Shivaji Tupe & others on the same day, which is registered before the Sub-Registrar Haveli No. XII at serial no. 10017/2022;

It further appears from the record that, out of the abovesaid land owners Mrs. Laxmibai Tukaram Nhavale died on 14/09/2020 and Mr. Tukaram Genu Nhavale died on 01/06/2021, both deceased leaving behind Smt. Mandakini Balasaheb Nhavale, Mr. Abhijeet Balasaheb Nhavale, Mr. Amar Balasaheb Nhavale & Mr. Sunil Tukaram Nhavale as their absolute & legal heirs and Mr. Balasaheb Tukaram Nhavale died on 25/05/2020, leaving behind Smt. Mandakini Balasaheb Nhavale, Mr. Abhijeet Balasaheb Nhavale & Mr. Amar Balasaheb Nhavale as his absolute & legal heirs and Mrs. Chhabubai Baban Nhavale died on 21/11/2014 and Mr. Baban Genu Nhavale died on 14/04/2021, both deceased leaving behind Mr. Dinesh Baban Nhavale as their absolute & legal heir and Smt. Phulabai Kerba Nhavale died on 31/08/2018, leaving behind Smt. Shobha Ashok Nhavale, Mr. Mrunal Ashok Nhavale, Mr. Darshan Ashok Nhavale, Mr. Balasaheb Kerba Nhavale as her absolute & legal heirs and Mr. Ashok Kerba Nhavale died on 20/04/2021, leaving behind Smt. Shobha Ashok Nhavale, Mr. Mrunal Ashok Nhavale & Mr. Darshan Ashok Nhavale as his absolute & legal heirs and these heirs have executed various deeds & documents in favour of previous Promoter & Builders and present Promoter & Builders in respect of the said property;

It further appears from the record that, the non agricultural permission of the non agricultural use of the said landed property has been granted by the Tahasildar, Haveli, Pune by their outward no. NA.SR/272/2022, dated – 21/09/2022 and the plans of the building are sanctioned by the Pune Municipal Corporation vide issuing Commencement Certificate No. CC/2799/21, dated-20/12/2021;

3) 7/12 extract & Mutation Entry –

a) 7/12 extract of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune, issued by Talathi, Hadapsar, Taluka Haveli, District Pune, dated – 09/02/2013, 14/08/2013, 31/08/2013, 18/12/2013 & 28/12/2015 (hand written), 03/07/2019, 14/01/2020, 25/08/2020 & 11/04/2022 (digital);

b) Mutation Entry No. 2649, 7524, 9502, 16878, 18435, 19635, 19765, 20371, 27200, 37775, 38319, 39057, 39502, 42880, 42889, 48343, 51466 & 51692

4) Search report for 30 years from 1993 till 2022



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2. 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 the title of the following owner and the Promoter & Builders is clear, marketable and without any encumbrances.

Owner and the Promoter & Builders of the land –

- (1) (a) Mr. Tukaram Genu Nhavale, Mrs. Laxmibai Tukaram Nhavale, Mr. Balasaheb Tukaram Nhavale, Mrs. Mandakini Balasaheb Nhavale, Mr. Abhijeet Balasaheb Nhavale, Mr. Amar Balasaheb Nhavale, Mr. Sunil Tukaram Nhavale, Mrs. Rupali Sunil Nhavale, Mr. Hritik Sunil Nhavale, Miss. Sanika Sunil Nhavale, Mr. Dinesh Baban Nhavale (for himself and as natural guardian & father of Miss. Tanishka & Mst. Durvankur), Mrs. Dipali Dinesh Nhavale, Smt. Phulabai Kerba Nhavale, Smt. Shobha Ashok Nhavale, Mr. Mrunal Ashok Nhavale, Mr. Darshan Ashok Nhavale, Mr. Balasaheb Kerba Nhavale, Mrs. Asha alias Neha Balasaheb Nhavale, Mr. Prathmesh Balasaheb Nhavale, Miss. Pranjali Balasaheb Nhavale, Smt. Alka Vilas Nhavale, Mr. Santosh Vilas Nhavale (for himself and as natural guardian & father of Miss. Sae & Mst. Prithviraj), Mrs. Madhuri Santosh Nhavale, Smt. Sunita Vishal Nhavale (for herself and as natural guardian & mother of Mst. Devashish) & Mst. Gaurav Vishal Nhavale are owners of the land admeasuring 00 H. 39.33 Ares, (i.e. 42,334 sq. ft.), (b) Mr. Rajkumar Ramlakhan Jaiswal is owner of the land admeasuring 00 H. 01.67 Ares (i.e. 1,800 sq. ft.), (c) Mr. Rohidas Ramchandra Bhise is owner of the land admeasuring 00 H. 01 Are (i.e. 1,000 sq. ft.) and (d) Mr. Manik Motiram Lavand is owner of the land admeasuring 00 H. 01 Are (i.e. 100 sq. mtr.), out of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune;
- (2) Rahul Properties (Promoter & Builders), Having its office at:- S. No. 77, Om Bungalow, Omkar Society, Sasanenagar, Hadapsar, Pune - 411 028, through its partners (a) Mr. Ashok Shivaji Tupe, (b) Mr. Omkar Gorakh Tupe, (c) Niyati Lifespaces Private Limited, through its director Mr. Narsibhai Arjanbhai Patel & (d) Niyati Corporation Private Limited, through its director Mr. Dineshbhai Maganbhai Patel is Promoter & Builders of the land bearing S. No. 51A, Hissa No. 1B, total admeasuring 00 H. 43 Ares of village Hadapsar, Taluka Haveli, District Pune;
- (3) Qualifying comments / remarks – the said land is free from all encumbrances;

3. The report reflecting the flow of the title of the (a) Mr. Tukaram Genu Nhavale, Mrs. Laxmibai Tukaram Nhavale, Mr. Balasaheb Tukaram Nhavale, Mrs. Mandakini Balasaheb Nhavale, Mr. Abhijeet Balasaheb Nhavale, Mr. Amar Balasaheb Nhavale, Mr. Sunil Tukaram Nhavale, Mrs. Rupali Sunil Nhavale, Mr. Hritik Sunil Nhavale, Miss. Sanika Sunil Nhavale, Mr. Dinesh Baban Nhavale (for himself and as natural guardian & father of Miss. Tanishka & Mst. Durvankur), Mrs. Dipali Dinesh Nhavale, Smt. Phulabai Kerba Nhavale, Smt. Shobha Ashok Nhavale, Mr. Mrunal Ashok Nhavale, Mr. Darshan Ashok Nhavale, Mr. Balasaheb Kerba

Nhavale, Mrs. Asha alias Neha Balasaheb Nhavale, Mr. Prathmesh Balasaheb Nhavale, Miss. Pranjali Balasaheb Nhavale, Smt. Alka Vilas Nhavale, Mr. Santosh Vilas Nhavale (for himself and as natural guardian & father of Miss. Saeed & Mst. Prithviraj), Mrs. Madhuri Santosh Nhavale, Smt. Sunita Vishal Nhavale (for herself and as natural guardian & mother of Mst. Devashish) & Mst. Gaurav Vishal Nhavale, (b) Mr. Rajkumar Ramlakhan Jaiswal, (c) Mr. Rohidas Ramchandra Bhise and (d) Mr. Manik Motiram Lavand as land owners and Rahul Properties, through its partners (a) Mr. Ashok Shivaji Tupe, (b) Mr. Omkar Gorakh Tupe, (c) Niyati Lifespaces Private Limited, through its director Mr. Narsibhai Arjanbhai Patel & (d) Niyati Corporation Private Limited, through its director Mr. Dineshbhai Maganbhai Patel as Promoter & Builders of the said land is enclosed herewith as annexure.

Encl : Annexure,

Date : 22/10/2022



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FORMAT - A
(Circular No.: 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract -

7/12 extract of the land bearing S. No. 51A, Hissa No. 1B of village Hadapsar, Taluka Haveli, District Pune, issued by Talathi Hadapsar, Pune, dated - 09/02/2013, 14/08/2013, 31/08/2013, 18/12/2013 & 28/12/2015 (hand written), 03/07/2019, 14/01/2020, 25/08/2020 & 11/04/2022 (digital);

(a) Mr. Tukaram Genu Nhavale, Mrs. Laxmibai Tukaram Nhavale, Mr. Balasaheb Tukaram Nhavale, Mrs. Mandakini Balasaheb Nhavale, Mr. Abhijeet Balasaheb Nhavale, Mr. Amar Balasaheb Nhavale, Mr. Sunil Tukaram Nhavale, Mrs. Rupali Sunil Nhavale, Mr. Hritik Sunil Nhavale, Miss. Sanika Sunil Nhavale, Mr. Dinesh Baban Nhavale (for himself and as natural guardian & father of Miss. Tanishka & Mst. Durvankur), Mrs. Dipali Dinesh Nhavale, Smt. Phulabai Kerba Nhavale, Smt. Shobha Ashok Nhavale, Mr. Mrunal Ashok Nhavale, Mr. Darshan Ashok Nhavale, Mr. Balasaheb Kerba Nhavale, Mrs. Asha alias Neha Balasaheb Nhavale, Mr. Prathmesh Balasaheb Nhavale, Miss. Pranjali Balasaheb Nhavale, Smt. Alka Vilas Nhavale, Mr. Santosh Vilas Nhavale (for himself and as natural guardian & father of Miss. Saee & Mst. Prithviraj), Mrs. Madhuri Santosh Nhavale, Smt. Sunita Vishal Nhavale (for herself and as natural guardian & mother of Mst. Devashish) & Mst. Gaurav Vishal Nhavale, (b) Mr. Rajkumar Ramlakhan Jaiswal, (c) Mr. Rohidas Ramchandra Bhise and (d) Mr. Manik Motiram Lavand are the owners of the said land and their name have been recorded to 7/12 extract of the said land as owners of their respective area and Rahul Properties, through its partners (a) Mr. Ashok Shivaji Tupe, (b) Mr. Omkar Gorakh Tupe, (c) Niyati Lifespaces Private Limited, through its director Mr. Narsibhai Arjanbhai Patel & (d) Niyati Corporation Private Limited, through its director Mr. Dineshbhai Maganbhai Patel is Promoter & Builders of the said land and they have right to construct the multistoried buildings on ownership basis in & upon the said land;

2) Mutation Entry Nos. -

2649, 7524, 9502, 16878, 18435, 19635, 19765, 20371, 27200, 37775, 38319, 39057, 39502, 42880, 42889, 48343, 51466 & 51692



3) Search report for 30 years from 1993 to 2022 taken from E-search through paid search facility by the following challan / receipt –

The online search challan, having its GRN No. MH006214700202223E, Receipt No. 1112514724, dated:- 09/08/2022 and GRN No. MH009698796202223P, Receipt No. 1112605097, dated:- 22/10/2022

4) Any other relevant title – No

5) Litigations if any – No

Date : 22/10/2022

