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FORMAT- A

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to title of the land bearing Survey no. 78 Hissa no. 1 to 5/4 adm 1 H 00 R Village Kiwale , Taluka: Haveli, District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred as the "said land").

I have investigated the title of the said land on the request of M/s.Shree Sai Kuber Partnership firm having its registered office at: Survey no.11/2A Kiwale, Pune 412101. I have perused the following documents i.e' :-

1) Description of the property:

Land bearing Survey no. 78 Hissa no. 1 to 5/4 adm 1 H 00 R Village Kiwale , Taluka: Haveli, District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation.

2) List of the Documents relied upon:

- i. Photocopy of Sale Deed dtd. 19/10/1988 before registration of the sale deed executed by Barku Bala Mahasgude and others in favour of Laxmandas Geluram Bhatia and others.

SPK

- ii. Photocopy of Sale Deed dtd. 17/03/2011 executed by Laxmandas Alamchand Bhatia and Omprakash Bholaram Bhatia in favour of Nakoda Buildcon bearing registration no. 2596/2011 registered at Office of Sub-Registrar, Haveli V
- iii. Photocopy of Power of Attorney dt. 17/03/2011 executed by Laxmandas Alamchand Bhatia and Omprakash Bholaram Bhatia in favour of Nakoda Buildcon bearing registration no. 2597/2011 registered at Office of Sub-Registrar, Haveli V.
- iv. Photocopy of Power Of Attorney dt. 17/03/2011 executed by Kaushalya Laxmandas Bhatia, Omprakash Laxmandas Bhatia and Vedprakash Laxmandas Bhatia in favour of partners of Nakoda Buildcon bearing registration no. 2598/2011 registered at Office of Sub-Registrar, Haveli V.
- v. Photocopy of Sale Deed dt. 27/05/2011 executed by Lalit Madhoram Kaushal and Shashikala Shrinivas Kulkarni in favour of Nakoda Buildcon bearing registration no. 4953/2011 registered at Office of Sub-Registrar, Haveli V.
- vi. Photocopy of Power Of Attorney dt. 17/02/2012 executed by Kaushalya Laxmandas Bhatia, Chanchal Prakash Bhatia and Niru Yashpal Bhatia in favour of Vedprakash Laxmandas Bhatia bearing registration no. 1722/2012 registered at Office of Sub-Registrar, Haveli 14.
- vii. Photocopy of Sale Deed dt. 30/11/2012 executed by Kaushalya Laxmandas Bhatia and others in favour of M/S Namoh Spaces bearing registration no. 11797/2012 registered at Office of Sub-Registrar, Haveli 17.
- viii. Photocopy of Index 2 of Correction Deed dtd.30/07/2013 bearing no.6669/2013 executed by Omprakash Laxmandas Bhatiya and others in favour of Namoha Spaces to the Sale deed dtd.28/11/2013 bearing no.11797/2012 registered in the office of Sub registrar Haveli 5.
- ix. Photocopy of Sale Deed dt. 17/12/2020 executed by M/s. Namoh Spaces in favour of M/S Shree Nakoda Buildcon bearing registration no. 14838/2020 registered at Office of Sub-Registrar, Haveli 24.

- x. Photocopy of Power of Attorney dt. 17/12/2020 executed by M/s. Namoh Spaces in favour of M/S Shree Nakoda Buildcon bearing registration no. 14839/2020 registered at Office of Sub-Registrar, Haveli 24.
- xi. Photocopy of Agreement to Sale bearing registration no. 18677/2021 dtd.16/12/2021 executed by Nakoda Buildcon & others in favour of M/s.Shree Sai Kuber & others registered in the office of Sub Registrar Haveli 24.
- xii. *SPC* Photocopy of Irrevocable Power of Attorney to Sale bearing registration no. 18678/2021 dtd.16/12/2021 executed by Partners of Nakoda Buildcon & others in favour of Sandeep Agarwal, Sachin Agarwal, Sumit Agarwal partners of M/s.Shree Sai Kuber & others registered in the office of Sub Registrar Haveli 24.
- xiii. Photocopy of Deed of partnership of partnership firm M/s. Shree Nakoda Buildcon dt.25/1/2006.
- xiv. Photocopy of Change in Deed of partnership of partnership firm M/s. Shree Nakoda Buildcon dt.23/1/2020.
- xv. Photocopy of NA Order dt. 05/07/2017 bearing no. NA/SR/450/2017.

3) 7/12 extract or property card:

- i. Photocopy of 7/12 Extract S.No.78, Village Kiwale of the year 1944-1945 to 1952-1953.
- ii. Photocopy of 7/12 Extract S.No.78, Village Kiwale of the year 1955-1956 to 1964-1965.
- iii. Photocopy of 7/12 Extract S.No.78 Village Kiwale of the year 1965-66 to 1973-74.
- iv. Photocopy of 7/12 Extract S.No.78 Hissa no. 1/1 Village Kiwale of the year 1975-76 to 1988-89.
- v. Photocopy of 7/12 Extract S.No.78 Hissa no. 1/1, Village Kiwale of the year 1989-90 to 1997-98.

- vi. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2000-2001 to 2009-10.
- vii. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2010-11 to 2015-2016.
- viii. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2018-2019.
- ix. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2018-2019 to 2019-2020.
- x. Mutation entries recorded on Survey No. 78: 621, 723, 901, 946, 1397, 1398, 1496, 1587, 1616, 1762.
- xi. Mutation entries recorded on Survey No.78/1/1: 1042, 1398, 1496, 1587, 2535, 4408.
- xii. Mutation entries recorded on Survey No. 78 Hissa no. 1 to 5/ Kiwale : 5003, 9490, 11370, 11371, 11930, 13052, 14187.

3) Search report for 30 years from 1/1/1991 till 24/09/2022 of Adv. Reema Sancheti dated 24/09/2022.

4) On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of Shree. Nakoda Buildcon Partnership firm of the land adm.about 1 H 00 R, out of the land bearing Survey no. 78 Hissa no. 1 to 5/4 Village Kiwale , Taluka: Haveli , District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation, is owned by Shri. Nakoda Buildcon Partnership firm and its rights in the said land are subject to:

- i. Agreement to Sale dtd.16/12/2021 executed by Shree Nakoda Buildcon & others in favour of M/s.Shree Sai Kuber & others with respect to area adm about 1 H 00 R bearing S.no.78 Hissa no. 1 to 5/4 Kiwale bearing no. 18677/2021 which is registered in the office of Sub Registrar Haveli 24.
- ii. Observations mentioned in the Title Opinion annexed herewith.

- 5.) The report reflecting the flow of the title of the Shree Nakoda Buildcon Partnership firm is enclosed herewith as annexure.

Encl : Title Opinion dated 24/09/2022.

Date: 24/09/2022



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Advocate.

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Sened No.MAH-249/1979

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration is annexed herewith.
- 2) Mutation Entry No: Relevant mutation entry No.11370, 11371 and 14187 is annexed herewith.
- 3) Search report dated 24/09/2022 of Adv Reema Sancheti for the period of 30 years from 1/1/1991 to 24/09/2022 Taken from data available at website <http://igrmaharashtra.gov.in/>. Search Report is enclosed herewith.
- 4) Any other relevant title: As discussed in Title Opinion annexed herewith.
- 5) Litigations: As per the information given to me, no litigation is pending.

Date: 24/09/2022


SUREKHA P.KINKAR
ADVOCATE

Miss. Surekha P. Kinkar
B.A., LL.B. Advocate
Kundan Chambers, 1st Floor,
Thube Park, Near Sancheti Hospital,
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Sanad No.MAH-249/1979

TITLE OPINION

1 INTRODUCTION

I have been called upon by Mr. Sandeep Dindayal Agarwal partner of M/s. Shree Sai Kuber, Registered Partnership firm, Having its registered office at: Survey no.11/2A Kiwale, Pune 412101 to investigate title of the land bearing Survey no. 78 Hissa no. 1 to 5/4 adm 1 H 00 R Village Kiwale , Taluka: Haveli, District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation .

2. Documents given to me for my perusal:

- i. Photocopy of 7/12 Extract S.No.78, Village Kiwale of the year 1944-1945 to 1952-1953.
- ii. Photocopy of 7/12 Extract S.No.78, Village Kiwale of the year 1955-1956 to 1964-1965.
- iii. Photocopy of 7/12 Extract S.No.78 Village Kiwale of the year 1965-66 to 1973-74.
- iv. Photocopy of 7/12 Extract S.No.78 Hissa no. 1/1 Village Kiwale of the year 1975-76 to 1988-89.
- v. Photocopy of 7/12 Extract S.No.78 Hissa no. 1/1, Village Kiwale of the year 1989-90 to 1997-98.
- vi. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2000-2001 to 2009-10.
- vii. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2010-11 to 2015-2016.

- viii. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2018-2019.
- ix. Photocopy of 7/12 Extract S.No.78, Hissa No. 1 to 5/4 Village Kiwale of the year 2018-2019 to 2019-2020.
- x. Mutation entries recorded on Survey No. 78: 621, 723, 901, 946, 1397, 1398, 1496, 1587, 1616, 1762.
- xi. Mutation entries recorded on Survey No.78/1/1: 1042, 1398, 1496, 1587, 2535, 4408.
- xii. Mutation entries recorded on Survey No. 78.Hissa no. 1 to 5/ 4 Kiwale : 5003, 9490, 11370, 11371, 11930, 13052, 14187.
- xiii. Photocopy of sale deed dtd 7/11/1984 executed by Ananda Babu Ramoshi, & others with respect to survey no. 78/2/1, 78/4 and 78/5 in favour of Barku Bala Ramoshi bearing Regn. 8649/1984 Haveli 2.
- xiv. Photocopy of Sale Deed dtd. 19/10/1988 before registration of the sale deed executed by Barku Bala Mahasgude and others in favour of Laxmandas Geluram Bhatia and others.
- xv. Photocopy of Sale Deed dtd. 17/03/2011 executed by Laxmandas Alamchand Bhatia and Omprakash Bholaram Bhatia in favour of Nakoda Buildcon bearing registration no. 2596/2011 registered at Office of Sub-Registrar, Haveli V
- xvi. Photocopy of Power of Attorney dt. 17/03/2011 executed by Laxmandas Alamchand Bhatia and Omprakash Bholaram Bhatia in favour of Nakoda Buildcon bearing registration no. 2597/2011 registered at Office of Sub-Registrar, Haveli V.
- xvii. Photocopy of Power Of Attorney dt. 17/03/2011 executed by Kaushalya Laxmandas Bhatia, Omprakash Laxmandas Bhatia and Vedprakash Laxmandas Bhatia in favour of partners of Nakoda Buildcon bearing registration no. 2598/2011 registered at Office of Sub-Registrar, Haveli V.
- xviii. Photocopy of Sale Deed dt. 27/05/2011. executed by Lalit Madhoram Kaushal and Shashikala Shrinivas Kulkarni in favour of Nakoda Buildcon bearing registration no. 4953/2011 registered at Office of Sub-Registrar, Haveli V.
- xix. Photocopy of Power Of Attorney dt. 17/02/2012 executed by Kaushalya Laxmandas Bhatia, Chanchal Prakash Bhatia and Niru Yashpal Bhatia in favour of Vedprakash Laxmandas Bhatia

- bearing registration no. 1722/2012 registered at Office of Sub-Registrar, Haveli 14.
- xx. Photocopy of Sale Deed dt. 30/11/2012 executed by Kaushalya Laxmandas Bhatia and others in favour of M/S Namoh Spaces bearing registration no. 11797/2012 registered at Office of Sub-Registrar, Haveli 17.
- xxi. Photocopy of Index 2 of Correction Deed dtd.30/07/2013 bearing no.6669/2013 executed by Omprakash Laxmandas Bhatiya and others in favour of Namoha Spaces to the Sale deed dtd.28/11/2013 bearing no.11797/2012 registered in the office of Sub registrar Haveli 5.
- xxii. Photocopy of Sale Deed dt. 17/12/2020 executed by M/s. Namoh Spaces in favour of M/S Shree Nakoda Buildcon bearing registration no. 14838/2020 registered at Office of Sub-Registrar, Haveli 24.
- xxiii. Photocopy of Power of Attorney dt. 17/12/2020 executed by M/s. Namoh Spaces in favour of M/S Shree Nakoda Buildcon bearing registration no. 14839/2020 registered at Office of Sub-Registrar, Haveli 24.
- xxiv. Photocopy of Agreement to Sale bearing registration no. 18677/2021 dtd.16/12/2021 executed by Nakoda Buildcon & others in favour of M/s. Shree Sai Kuber, & others registered in the office of Sub Registrar Haveli 24.
- xxv. Photocopy of Irrevocable Power of Attorney to Sale bearing registration no. 18678/2021 dtd.16/12/2021 executed by Partners of Nakoda Buildcon & others in favour of Sandeep Agarwal, Sachin Agarwal, Sumit Agarwal partners of M/s. Shree Sai Kuber, & others registered in the office of Sub Registrar Haveli 24.

- xxvi. Photocopy of Deed of partnership of partnership firm M/s. Shree Nakoda Buildcon dt.25/1/2006.
- xxvii. Photocopy of Change in Deed of partnership of partnership firm M/s. Shree Nakoda Buildcon dt.23/1/2020.
- xxviii. Photocopy of NA Order dt. 05/07/2017 bearing no. NA/SR/450/2017.
- xxix. Photocopy of Zone certificate.
- xxx. Commencement certificate No. BP/layout/Kiwale/60/2019 dt.8/7/2019.

3. HISTORY OF TITLE:

- 3.1** The land bearing Survey no.78 Hissa no. 1 to 5/4 totally adm. about 01 H 00 R situated at Village Kiwale , Taluka: Haveli , District: Pune and within the limits of Pimpri Chinchwad Municipal Corporation is subject matter of this title opinion and the same will be hereinafter referred to as "Said Land". The said land is owned by Nakoda Buildcon Partnership firm having its office at Mahavir residency, plot no. 3, Flat no. 2/3, Sector no. 24, Pradhikaran, Pune – 44.
- 3.2** Said land is part of larger piece of land bearing Survey No.78 Kiwale. Survey No.78 Kiwale was Vatan Inam Land. As per the available revenue record, the S. no. 78 was owned by Sadhu Tukaram Ramoshi.
- 3.3** As per mutation entry no. 621, Sadhu Tukaram Ramoshi expired on 04/01/1948 leaving behind him 2 sons namely Pira Sadhu Ramoshi and Dhondu Sadhu Ramoshi each having 8 ana share in S.No.78 Kiwale.
- 3.4** As per mutation entry no. 1398, Pira Sadhu Ramoshi, Dhondu Sadhu Ramoshi, Babu Bala Ramoshi and Barku Bala Ramoshi have paid Nazrana amount to Government of occupancy rights as the said land was Ramoshi Watan land. The aforesaid persons have paid the amount on 03/09/1962 and 24/10/1966 and therefore S.no 77 & 78, Kiwale was allotted to the aforesaid persons on new tenure basis.
- 3.5** As per the Mutation entry no. 1616 Sub division of survey number 78 was carried out by District Inspector of Lands and Records as per his order dt. 25/9/1972 bearing



No.P.H.S.R./88/72 and Tahsildar Haveli dt.11/10/1972 bearing No.Vasi/1893/1972. As per said mutation entry land bearing S.No.78 is subdivided as per the following details:

Sr.No.	Area	Name of the Holder
78/1	3 H 0 R + 0 H 2 R unarable	Pira & Dhondu Sadhu Ramoshi
78/2	2 H 68 R + 0 H 1 R unarable	Babu & Barku Bala Ramoshi
78/3	3 H 1 R + 0 H 2 R unarable	Pira & Dhondu Sadhu Ramoshi
78/4	0 H 98 R	Babu & Barku Bala Ramoshi
78/5	1 H 61 R + 0 H 1 R unarable	Babu & Barku Bala Ramoshi

- 3.6 Babu Bala Ramoshi expired on 29/11/1974 leaving behind him as his legal heirs Ananda Babu Ramoshi (son), Ganpat Babu Ramoshi (son), Baibai Sitaram Chukate (married daughter), Parvatibai Babu Ramoshi (wife) and their names are recorded as per mutation entry no. 1762.
- 3.7 As per Mutation entry No.2535 portion of land bearing survey no. 78, hissa no. 1 & 2 was acquired for lift irrigation as per award passed by Land Acquisition Officer No.11 bearing No.LA/MTW/SR/95 dt.27/3/1974 & LAQ/M/SP/95 dt.26/4/1979. Accordingly mutation entry no. 2535 is recorded and land bearing survey no. 78 hissa no. 1& 2 is subdivided following lands are allotted to owners:

Sr.No.	Area	Name of the Holder
78/1/1	2 H 96 R 0 H 2 R (unareable)	Original owner
78/1/2	0 H 4 R	Original owner
78/2/1	2 H 66 R 0 H 1 R (Unareable)	Original owner
78/2/2	0 H 2 R (Unareable)	Original owner

- 3.8 Thereafter Ananda Babu Ramoshi, Parvatibai Babu Ramoshi and Bababai Sitaram Chukate sold their $\frac{1}{2}$ share in land bearing survey no. 78/2/1, 78/4 and 78/5 (excluding the area acquired for Mumbai Pune highway) to Barku Bala Ramoshi as per sale deed dtd 7/11/1984 which is registered in the office of sub-registrar, Haveli.2 at serial no. 8649/1984. Accordingly mutation entry no. 2643 is recorded and names of Ananda Babu Ramoshi, Parvatibai Babu Ramoshi and Bababai Sitaram Chukate and Ganpat Babu Ramoshi are deleted. Thus Barku

Bala Ramoshi became absolute owner of survey no. 78/2/1,78/4 and 78/5 to Barku Bala Ramoshi.

- 3.9 Thereafter Laxmandas Geluram Bhatia, Laxmandas Alamchand Bhatia, Omprakash Bholaram Bhatia, Lalit Mohan Madhoram Kaushal and Smt. Shashikala Shrinivas Kulkarni have purchased area adm. about 1 H out of the land bearing S.No.78 Hissa No.5 Kiwale from Barku Bala Mhasudge, Kisan Barku Mhasudge, Vithal Barku Mhasudge, Namdeo Barku Mhasudge and Bhausaheb Barku Mhasudge with the consent of Maruti Jaywant Shinde as per Sale Deed bearing Regn. No. 16370 dtd. 19/10/1988 registered in the office of Sub-registrar Haveli no.2. As per para No.4 of the sale deed the aforesaid land owners sold area adm. about 1 H bearing S.No.78 Hissa No.5 is sold to the Purchaser for financial needs of their family and to pay the loan. The area purchased by Laxmandas G. Bhatia and others is numbered as S. no. 78 Hissa no. 5/2 and their name is recorded as per mutation entry no. 4071. In the mutation entry name of Laxmandas Geluram Bhatia is wrongly mentioned as Laxmandas Gokuldas Bhatia. In my opinion the said mistake in name will not affect rights of the owner in the said land. True copy of the said sale deed is not available for my perusal but photocopy of the said sale deed before registration is provided to me.
- 3.10 Thereafter as per Mutation entry No.5003 land bearing S.No.78/1 to 5/5 adm. about 0 H 16 R and S.No.78 Hissa No.1 to 5/8 adm. about 0 H 37 R and S.No.78 Hissa No.1 to 5/10 adm. about 2 H 80 R was left with Barku Bala Mhasudge on 5/7/1993 i.e. after execution of the said sale deed dt.19/10/1988.
- 3.11 As per Sale deed dtd. 17/03/2011 bearing Regn no. 2596/2011 registered in the office of Sub-registrar Haveli no. 5 the said owner i.e. M/s. Nakoda Buildcon have purchased area adm. about 0 H 50 R out of land bearing S.No.78 Hissa No.1 to 5/4 from Laxmandas Alamchand Bhatia and Omprakash Bholaram Bhatia with the consent of Kaushalya Laxmandas Bhatia, Omprakash Laxmandas Bhatia and Vedprakash Laxmandas Bhatia. In pursuance of the said sale deed Laxmandas Alamchand Bhatia and Omprakash Bholaram Bhatia have also executed power of attorney in favour of Yogesh Nagraj Jain,

**B.A.L.L.B.
Advocate**

Sachin Suresh Jain, Rajesh Kanakraj Patni partners of Shri. Nakoda Buildcon which is registered in the office sub registrar Haveli 5 bearing serial no. 2597/2011. The area purchased by Laxmandas G. Bhatia and others is numbered as S. no. 78 Hissa no. 5/2 and their name is recorded as per mutation entry no. 11370.

- 3.12 As per Sale deed dtd. 27/05/2011 bearing Regn no. 4953/2011 registered in the office of Sub-registrar Haveli no. 5 the M/s. Nakoda Buildcon have purchased area adm. about 0 H 25 R out of land bearing survey no. 78, Hissa no, 1 to 5/4 from Lalitmohan Madhorao Kaushal and Shashikala Shrinivas Kulkarni with the consent of Kaushalya Laxmandas Bhatia, Omprakash Laxmandas Bhatia and Vedprakash Laxmandas Bhatia. Accordingly Mutation entry No. 11371 is recorded.
- 3.13 As per Sale deed dtd. 30/11/2012 bearing Regn no. 11797/2012 registered in the office of Sub-registrar Haveli no. 17 the M/s. Namo Spaces have purchased area adm. about 0 H 25 R out of land bearing survey no. 78, Hissa no, 1 to 5/4 from Kaushalya Lachmandas Bhatia, Chanchal Prakash Bhatia, Mrs.Niru Yashpal Bhatia, Omprakash Lachmandas Bhatia and Vedprakash Lachmandas Bhatia. Accordingly, Mutation entry No. 11930 is recorded. This sale deed is executed by Vedparakas Lachmandas Bhatia as a Power of Attorney holder of Kaushalya Lachmandas Bhatia, Chanchal Prakash Bhatia, Mrs.Niru Yashpal Bhatia. Kaushalya Lachmandas Bhatia, Chanchal Prakash Bhatia, Mrs.Niru Yashpal Bhatia have executed Power of Attorney in favour of Vedprakash Laxmandas Bhatia on 17/2/2012 which is registered in the office of Sub Registrar Haveli 14 at serial no. 1722/2012 and authorized in to execute sale deed on their behalf with respect to land bearing Survey no.78 Hissa no. 1 to 5/4 Kiwale.
- 3.14 It appears from Index II of Correction Deed dtd.30/07/2013 bearing no.6669/2013 is executed by Omprakash Laxmandas Bhatiya and others in favour of Namoha Spaces, to correct the cheque no which was wrongly entered in the Sale deed dtd.28/11/2013 bearing no.11797/2012 registered in the office of Sub registrar Haveli 5.
- 3.15 Thereafter Shri Nakoda Buildcon has purchased area adm about 0 H 25 R out of S.no78 Hissa no. 1 to 5/4 Kiwale from



M/s Namoh Spaces as per sale deed dt.17/12/2020 which is registered in the office of Sub registrar Haveli 24 at serial no.14838/2020 and accordingly mutation entry no. 14187 is recorded.

- 3.16 Thus, Shree Nakoda Buildcon Partnership firm is owner of S.no78 Hissa no. 1 to 5/4 Kiwale admeasuring about 1 H.
- 3.17 Thereafter as per Agreement to Sale dtd.16/12/2021 Nakoda Buildcon & others have agreed to sell land adm about 1 H 00 R bearing S.no.78 Hissa no. 1 to 5/4 Kiwale to M/s. Shree Sai Kuber, Partnership firm which is registered in the office of Sub Registrar Haveli 24 bearing no. 18677/2021. In pursuance of said Agreement to Sell partners of Nakoda Buildcon have also executed irrevocable Power of Attorney dtd. 16/12/2021 in favor of partners of M/s. Shree Sai Kuber, viz. Sandeep Deendayal Agarwal, Sachin Deendayal Agarwal, Sumit Deendayal Agarwal & Kapil Satpal Agarwal.
- 3.18 In pursuance to Agreement to Sell dtd.16/12/2021 partners of Shri Nakoda Buildcon have executed Irrevocable Power of attorney in favour of partners of M/s. Shri Sai Kuber viz. Sandeep Deendayal Agarwal, Sumit Deendayal Agarwal, Sachin Deendayal Agarwal and Kapil Satpal Agarwal on 16/12/2021 which is registered in the office of Sub Registrar Haveli 24 bearing no. 18678/2021.

4. ABOUT REVENUE RECORD

- 4.1. Mutation entries recorded on Survey No. 78: 621, 723, 901, 946, 1397, 1398, 1496, 1587, 1616.

Mutation entry no. 621: As discussed above.

Mutation entry no. 723: As per this mutation entry, name of Ramchandra Bala Taras is recorded as protected tenant as per S. 3 (a) of Bombay Tenancy and Agriculture Lands Act.

Mutation entry no. 901: As per this mutation entry, Babu Bala Mhasude, Barku Bala Mhasude and Dhondiba Sadhu Mhasudge gave application that they are the joint owners of the land bearing S.no 77 & 78 and their shares are as under:

Pira Sadhu Mhasudge and Dhondu Sadhu Mhasudge	8 Anna
Babu Bala Mhasudge and Barku Bala Mhasudge	8 Anna

Mutation entry no. 946: As per this mutation entry, name of protected tenant Ramchandra Bala Taras is deleted as he was not cultivating land bearing S. no. 78 for a continuous period of 2 years. which is owned by Pira Sadhu Ramoshi, Dhondu Sadhu Ramoshi, Babu Bala Mhasudge and Barku Bala Mhasudge. This mutation entry is certified on 08/06/1957.

Mutation entry: 1397: As per this mutation entry S. no. 77 and 78 was allotted to Pira Sadhu Ramoshi, Dhondu Sadhu Ramoshi, Babu Bala Ramoshi and Barku Bala Ramoshi as a new tenure as a Ramoshi Watan Land. This mutation entry is cancelled on 16/01/1968.

Mutation entry no. 1398: As per this mutation entry Pira Sadhu Ramoshi, Dhondu Sadhu Ramoshi, Babu Bala Ramoshi and Barku Bala Ramoshi have paid purchase price of land bearing S.77 and 78 and therefore the aforesaid lands were re-granted to the aforesaid persons and name of State of Maharashtra is deleted. This mutation entry is recorded as per order of Tahsildar bearing no. WATAN/Va. Shi./1/67 dtd. 01/07/1967. This mutation entry is certified on 16/01/1968.

Mutation entry no. 1496: As per this mutation entry Weights and Measurement Act and Indian Coinage Act was made applicable to Village Kiwale with effect from 12/6/1969.

Mutation entry no. 1587: As per this mutation entry, name of Hari Ganu Taras was deleted as a tenant of S. no. 78 after making enquiry under Bombay Tenancy and Agriculture Lands Act. As per this mutation entry enquiry was conducted as per the said act, because the tenants was not in possession before 31/03/1957.

Mutation entry no. 1616: As discussed above.

- 4.2. Mutation entries recorded on Survey No. 78/1, 78/1/1: 1042, 1398, 1496, 1587, 2535, 4071 and 4408.

Mutation entry no. 1042: This mutation entry is recorded as per order passed by Addl. Mamlatdar Haveli bearing no. WATAN/SHI. No. 941/59 dtd. 02/05/1959. As per this mutation entry land bearing S. no. 78 and other lands are deleted from Inam Land Register and assessment was levied land bearing survey no. 78 and other lands.

Mutation entry no. 1398: Already discussed above

Mutation entry no. 1496: Already discussed above

Mutation entry no. 1587: Already discussed above

Mutation entry No.2535: This mutation entry is recorded as per order of Tahsildar dt.20/9/1983 bearing No.THJ/1116/83 & award passed by Land Acquisition Officer No.11 bearing No.LA/MTW/SR/95 dt.27/3/1974 & LAQ/M/SP/95 dt.26/4/1979 & lands mentioned below & other lands are acquired for Lift Irrigation Scheme:

Sr.No.	Area	Name of the Holder
78/1/1	2 H 96 R 0 H 2 R (unareable)	Pira Sadhu Ramoshi Dhondu Sadhu Ramoshi
78/1/2	0 H 4 R	Irrigations scheme
78/2/1	2 H 66 R 0 H 1 R (Unareable)	Babu Bala Ramoshi Barku Bala Ramoshi
78/2/2	0 H 2 R (Unareable)	Irrigations scheme

Mutation entry No.4071: Already disussed above

Mutation entry No.4408: This mutation entry is recorded as per application given by Pira Sadhu Mhasgude, Dhondiba Sadhu Mhasgude, Barku Bala Mhasgude. As per the appllcation filed by the aforesaid persons there is a mistake in recording possession of Survey no. 78/1 and 78/2. As per the said application Survey no. 78/1 is in actual possession of Barku Bala Mhasgude. Survey no. 78/2 is in possession of Pira Sadhu Mhasgude, Dhondiba Sadhu Mhasgude but while recording the possession the said survey number were wrongly written and therefore the names were corrected as stated above.

- 4.3. Mutation entries recorded on Survey No. 78 Hissa no. 1 to 5/4 Kiwale : 5003, 9490, 11370, 11371, 11930, 13052, 14187.

Mutation entry no. 5003: This mutation entry is recorded as per order passed by Dist. Inspector of lands and record bearing no. Durusti/Akarphod/95/92 Haveli and Mojni Register no. 3370/1993 dtd. 18/05/1993 and Tahsildar Haveli dtd. 05/07/1997. As per this mutation entry, sub-division of S. no. 78 Hissa no. 1 to 5/1 upto Hissa no. 1 to 5/10 is recorded and Phalani Bara extract

and map was issued. This mutation entry was certified on 30/07/1993 after serving the notices and Panchnama. As per this mutation entry there are no objections for sub-division. As per this mutation entry land bearing S. no. 78 Hissa no. 1 was subdivided as under:

Sr.No.	Area	Assessment	Name of the Holder
78 Hissa <u>1 to 5/1</u>	0 H 27 R	Rs.0.46 ps	Dhondiba Sadhu Ramoshi Pira Sadhu Ramoshi
78 Hissa <u>1 to 5/2</u>	0 H 4 R	Rs.0.7 ps	Irrigations scheme
78 Hissa <u>1 to 5/3</u>	4 H 25 R + 0 H 4 R unareable land	Rs.6.37 ps	Dhondiba Sadhu Ramoshi Pira Sadhu Ramoshi
78 Hissa <u>1 to 5/4</u>	1 H 00 R	Rs.0.57 ps	Laxmandas Gokuldas Bhatia Laxmandas Alamchand Bhatia Omprakash Bholaram Bhatia Lalit Mohan Madhoram Kaushal Mrs. Shashikala Shriniwas Kulkarni
78 Hissa <u>1 to 5/5</u>	0 H 16 R	Rs.0.28ps	Barku Bala Ramoshi
78 Hissa <u>1 to 5/6</u>	0 H 10 R	Rs.0.17 ps	Ajitkumar Nandalal Tatiya
78 Hissa <u>1 to 5/7</u>	0 H 15 R	Rs.0.26 ps	Namdev Govind Karande Vinodbini Namdev Karande
78 Hissa <u>1 to 5/8</u>	0 H 37 R	Rs.0.64 ps	Barku Bala Ramoshi
78 Hissa <u>1 to 5/9</u>	0 H 2 R	Rs.0.3 ps	Irrigations scheme
78 Hissa <u>1 to 5/10</u>	2 H 80 R	Rs.4.83 ps	Barku Bala Ramoshi

As per Sale Deed bearing Regn. No. 16370 dtd. 19/10/1988 registered in the office of Sub-registrar Haveli no.2 name of Laxmandas Gokuldas Bhatia is mentioned as Laxmandas Geluram Bhatia. Therefore name of Laxmandas Geluram Bhatia is wrongly written as Laxmandas Gokuldas Bhatia in this mutation entry.

As stated above entry is recorded in Gunakar book, Akar Khod.

Mutation entry No. 9490: As per this mutation entry Laxmandas Geluram Bhatia expired on 21/03/1998 leaving behind him following legal heirs:

Kaushalya Laxmandas Bhatia	Wife
Omprakash Laxmandas Bhatia	Son
Vedprakash Laxmandas Bhatia	Son
Chanchal Prakash Bhatia	Daughter
Neeru Yashpal Bhatia	Daughter

This mutation entry is recorded as per Varas register no. 458, application, Death certificate, affidavit and statement.

Mutation entry No. 11370: Already discussed above.

Mutation entry No. 11371: Already discussed above.

Mutation entry no. 13052: As per this mutation entry, for recording "E" mutation by using edit module and match the existing record as per the notification issued by State of Maharashtra dtd. 7/5/2016 bearing no. Ra. Bhu.A/Pra.Kra.180/L-1 and Tahsildar Maval dated.8/12/2016 and as per the said order mutation entry no.11371 was added.

Mutation entry no. 14187: Already discussed above.

5. DETAILS OF THE OTHER ENCUMBRANCES:

- 5.1 That public notice dt.11/10/2021 was given by me in daily news paper "Prabhat" for verification of Title of M/s. Nakoda Buildcon

B.A.LL.B.
Advocate

partnership firm which was published in the issue dt.14/10/2021. Till date I have not received any objections from any party.

- 5.2 I have asked Advocate Reema N. Sancheti to search of the said land from the office of Sub- Registrar of assurances. She has paid the necessary charges. Her Report dtd. 24/09/2022 annexed herewith. As per her report no transactions are recorded with respect to the said land except the transactions which are mentioned above.

6. ZONE OF THE SAID LAND

As per the Zone Certificate dt.17/2/2012 bearing NA.RA.VI./Ka.Vi.2089/2012 issued by Assistant Director Town Planning, Pune, zone of the land bearing Survey no. 78/1 to 5/4 Village Kiwale, Taluka: Mulshi, District: Pune. is "Commercial [C2] & Residential Zone" and the said land is subject matter of 45 meter, 30 meter and 24 meter, 60 meter and 12 meter wide road. As per the said zone certificate area adm.about 0 H 20 R is proposed to be reserved for Octroi Check Post and police station as per Resolution No.4/134 and No.4/135.

7. ABOUT NON-AGRICULTURE USE PERMISSION:

M/s Nakoda Buildcon & M/s Namoh Spaces have asked permission to use land bearing Survey no. 78/1 to 5/4 adm about 1 H 00 R for Non-Agriculture use & Hon'ble Collector Pune gave the permission vide his order dt.5/7/2017 bearing no. NA/SR/45/2017. In the said order it is mentioned that Nakoda Buildcon has paid Nazrana amount of Rs.92,16,000/- to State of Maharashtra.

8. ABOUT DEVELOPMENT PERMISSION:

Nakoda Buildcon has submitted application for permission to develop part of land bearing Survey No.78 Kiwale to Pimpri Chinchwad Municipal Corporation. Pimpri Chinchwad Municipal Corporation gave permission to develop the Said Land as per Commencement certificate No.BP/layout/Kiwale/60/2019 dt.8/7/2019.

9. QUALIFICATIONS AND ASSUMPTION :

This Report is given subject to following Qualifications:

- a. This Report is given presuming that the documents mentioned in the list above are the accurate.
- b. Photo copies of the documents mentioned above are true and correct documents.
- c. Documents mentioned are not modified and amended and the said documents are executed by the parties named in the documents.

10. OPINION

Land adm.about 1 H 00 R, out of the land bearing Survey no. 78 Hissa no. 1 to 5/4 Village Kiwale , Taluka: Haveli , District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation, is owned by Nakoda Buildcon Partnership firm and its rights in the said land are subject to:

- i. Agreement to Sale dtd.16/12/2021 executed by Nakoda Buildcon & others in favour of M/s. Shree Sai Kuber, & others with respect to area adm about 1 H 00 R bearing S.no.78 Hissa no. 1 to 5/4 Kiwale bearing no. 18677/2021 which is registered in the office of Sub Registrar Haveli 24.
- ii. Observations mentioned above.

PUNE

DATE: 24/ 09/2022

Enclosure:

Search Report of Advocate Reema N. Sancheti dtd.24/09/2022.


SUREKHA P. KINKAR
[ADVOCATE]

Miss. Surekha P. Kinkar
B.A., LL.B. Advocate
Kundan Chambers, 1st Floor,
Thube Park, Near Sancheti Hospital,
Shivajinagar, Pune - 411 005
Saneid No.MAH-249/1979

REEMA N.SANCHETI
B.B.A. LLB
Advocate

KUNDAN CHAMBERS,
Thube Park,
Near Sancheti Hospital,
Shivajinagar,
Pune 411 005
Tel.: 25533653/25533458

SEARCH REPORT

1. I have caused search of the land bearing Survey no. 78 Hissa no. 1 to 5/4 Village Kiwale, Taluka: Haveli, District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation is the subject matter of this Search Report. I took search for the period 1/1/1991 to 23/09/2022, at the instance of Adv. Surekha Kinkar having her office at:- Kundan Chambers, Thube Park, Near Sancheti Hospital, Shivajinagar, Pune 411 005. I have paid necessary charges in the office of Joint Sub Registrar Haveli 24 vide receipt bearing GRN No. MH008395883202122E dtd.02/11/2021 and GRN No. MH008222806202223E dtd.24/9/2022.
2. That the search is taken for the year 1991 with the Office of Sub Registrar, Haveli No. I and II. Index II Registers for the year 1991 was available for the search with the Office of Sub-registrar Haveli I and II, but the registers are in torn condition and cannot be inspected because of their condition and from available record no transaction was entered w.r.t. the said plot.
3. For the period 1991 to 2001, Jurisdiction for Village Kiwale was with Sub-registrar Haveli No.5. In the aforesaid office, concerned registers of the Index-II records are in torn condition and entire record is not available. The search is taken from the available record.
4. From the year 2002 data of transactions are made available on website <http://igrmaharashtra.gov.in/>. Therefore search is taken from the data available on website <http://igrmaharashtra.gov.in/>. It is mentioned on the website, that all the data is available but it appears that all the data is not up-to-date. Therefore, the search is taken from available data no transaction was entered w.r.t. the said plot.

From the available record, following transaction is recorded with respect to aforesaid property land bearing Survey no. 78 Hissa no. 1

to 5/4 Village Kiwale, Taluka: Haveli, District: Pune, within the limits of Pimpri Chinchwad Municipal Corporation.

- i. Sale Deed dtd.17/03/2011 bearing no.2596/2011 executed by Laxmandas Amarchand Bhatiya and others in favour of Shree Nakoda Buildcon registered in the office of Sub Registrar Haveli 5.
- ii. Sale Deed dtd.27/05/2011 bearing no.4953/2011 executed by Lalitmohan Madhavram Kaushal and others in favour of Shree Nakoda Buildcon registered in the office of Sub Registrar Haveli 5.
- iii. Sale Deed dtd.28/11/2012 bearing no. 11797/2012 executed by Omprakash Laxmandas Bhatiya and others in favour of Namoha Spaces registered in the office of Sub registrar Haveli 17.
- iv. Correction Deed dtd.30/07/2013 bearing no.6669/2013 executed by Omprakash Laxmandas Bhatiya and others in favour of Namoha Spaces to correct the cheque no which was wrongly entered in the Sale deed dtd.28/11/2013 bearing no.11797/2012 registered in the office of Sub registrar Haveli 5.
- v. Sale Deed bearing no.14838/2020 dtd.17/12/2020 executed by Namoha Spaces in favour of Nakoda Buildcon registered in the office of Sub Registrar Haveli 28.
- vi. Agreement to Sale bearing no. 18677/2021 dtd.16/12/2021 executed by Nakoda Buildcon & others in favour of Sai Kuber & others registered in the office of Sub Registrar Haveli 24.

Hence the Report.

Pune

Date: 24/09/2022


Reema N. Sancheti
Advocate

Encl:

- 1) Copy of Challan receipt dtd.02/11/2021 bearing Grn no. MH008395883202122E.
- 2) Copy of Challan receipt dtd.24/09/2022 bearing Grn no. MH008222806202223E.



CHALLAN
MTR Form Number-6



GRN MH008395883202122E	BARCODE	Date 02/11/2021-17:05:35	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID / TAN (If Any)	
Other Items		PAN No.(If Applicable)	
Office Name HVL24_HAVELI 24 JOINT SUB REGISTRAR		Full Name Reema N Sancheti	
Location PUNE			
Year 2021-2022 From 01/01/1990 To 31/12/2021		Flat/Block No. Kundan Chambers	
Account Head Details		Premises/Building	
Amount In Rs.			
0030072201 SEARCH FEE		775.00	
		Road/Street Thube Park	
		Area/Locality Shivajinagar Pune	
		Town/City/District	
		PIN 4 1 1 0 0 5	
		Remarks (If Any)	
		Amount In Seven Hundred Seventy Five Rupees Only	
Total		775.00 Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572021110228637 IK0BJAGIH0	
Cheque/DD No.		Bank Date RBI Date 02/11/2021-17:24:06 Not Verified with RBI	
Name of Bank		Bank-Branch STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

Department ID :

Mobile No. : 9922284265

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

सदर चालन "एडिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

Reema Sancheti



CHALLAN
MTR Form Number-6



GRN	MH00822280620223E	BARCODE	Date 24/09/2022-10:29:26	Form ID
Department Inspector General Of Registration		Payer Details		
Search Fee		TAX ID / TAN (If Any)		
Type of Payment Other Items		PAN No.(If Applicable)		
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR		Full Name Reema Sancheti		
Location PUNE				
Year 2022-2023 From 01/01/2022 To 31/12/2022		Flat/Block No. Kundan Chambers		
Account Head Details		Premises/Building		
Amount In Rs.		Road/Street Thube park		
0030072201 SEARCH FEE		Area/Locality Shivajinagar Pune		
		Town/City/District		
		PIN 4 1 1 0 0 5		
		Remarks (If Any)		
		Amount In Twenty Five Rupees Only		
Total		Words		
25.00				
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572022092476208 IK0BXASRT2
Cheque/DD No.		Bank Date	RBI Date	24/09/2022-10:31:31 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID :

Mobile No. : 9922284265

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

संदर्भ चलान "व्यय ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवताच्या दस्त्यासाठी लागू नाही.

Reema Sancheti