

FORMAT - A
(Circular No. 28/2021)

To,
Maha RERA
BKC Housefin Bhavan
Plot No. C-21, Near RBI, E block,
Bandra Kurla Complex, Bandra (E),
Mumbai - 400051

LEGAL TITLE REPORT

Subject - Title Clearance Certificate with respect to **Survey No. 381/2B** admeasuring **01 H 20 Ares** out of the total property admeasuring 01 H 39 Ares **and Survey No. 381/1A** admeasuring **00 H 25 Ares** being Plot No. C and thus the total property admeasuring **01 H 45 Ares** situated at village Charholi Bk. Taluka Haveli Dist. Pune

1/- We have investigated the Title of Said Property on the request of M/s Lunkad Vishwa Developers, A registered partnership firm, Through its Partners Mr. Ravindra Ramanlal Lunkad And Mr Sanjay Dhanraj Gatagat and following documents :-

1) DESCRIPTION OF THE PROPERTY -

All that piece and parcel of the property situate within the Registration District of Pune, Registration sub district of Taluka Haveli within the limits of Pimpri Chinchwad Municipal Corporation village Charholi Bk. details of properties given below -

A] Survey No. 381 Hissa No. 2B [old Survey No. 430/2] admeasuring 01 H 07 Ares plus pot kharaba 00 H 32 Ares



therefore, totally admeasuring 01 H 39 Ares assessed at Rs. 03.41 paise out of which the land admeasuring 01 H 20 Ares and bounded as follows –

On or towards

- | | | |
|-------|---|--|
| East | - | Property out of Survey No. 383 of shri. Anil Kaluram Tanjne & others |
| South | - | Property out of Survey No. 381/3 M/s Yashada Developers |
| West | - | property out of Survey No. 381/2B and 18 Mtrs Road |
| North | - | property out of Survey No. 381/1A of Lunkad Vishwa Developers |

B] Survey No. 381 Hissa No. 1A [old Survey No. 430/1] admeasuring 00 H 91 Ares plus pot kharaba 00 H 41 Ares therefore, totally admeasuring 01 H 32 Ares out of which the land admeasuring 00 H 50 Ares and out of which land admeasuring 00 H 25 Ares being Plot No. C out of the sanctioned layout and which is bounded as follows –

On or towards

- | | | |
|-------|---|---|
| East | - | Property out of Survey No. 382 of Shri Tajane |
| South | - | Survey No. 381/2B |
| West | - | Survey No. 381/1A[p] Plot No. B owned by Shri Somnath Kate and others |
| North | - | Remaining property out of Survey No. 381 & thereafter property of Shri Ramesh Tajane and others |



Hereinafter for the sake convenience individually referred to as the
**"Said Property A and Said Property B and jointly referred to
as Said Entire Property"**

2) The documents of Said Property -

1. Copies 7/12 extracts
2. Copies of mutation entries
3. Copy of Demarcation Certificate
4. Copy of Sale Deed dt. 22/08/1955 executed by Bhaudaheb Piraji Patahre and others in favour of Shri Sadu Bala Tajane registered in the office Sub Registrar Haveli No. 2 at Serial No. 932/1955.
5. Copy of Sale Deed dt. 01/10/1954 between Bhagubai Lonaji Savant and Shankar Pandurang Tapkir, registered at the office of the Sub Registrar Haveli 1 at Sr. No. 1414/1954.
6. Copy of Sale Deed and Power of Attorney executed by Kalu Sadu Tajane and others in favour of Shri Somnath Pandurang Kate and others registered in the office Sub Registrar Haveli No. 5 at Serial No. 9463/2012 and 9464/2012.
7. Copy of Sale Deed and Power of Attorney executed by Kalu Sadu Tajane and others in favour of Shri Somnath Pandurang Kate and others registered in the office Sub Registrar Haveli No. 5 at Serial No. 9468/2012 and 9469/2012.
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9. Copy of Release Deed executed by Sou Kaushalya Maruti Khurpe and Sou Satyabhama Kondiba Bankar in favour of Shri Ankush Jagannath Tajane and others registered in the office of Sub Registrar Haveli No. 5 at Serial No. 667/2013.



10. Copy of Deed of Confirmation executed by Kalu Sadu Tajane and others in favour of Shri Somnath Pandurang Kate and others registered in the office of Sub Registrar Haveli no. 5 at Serial No. 1601/2014
11. Copy of Declaration Deed executed between Shri Somnath Pandurang Kate, Shri Shataram Dashrath Tapkir and others registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4681/2014.
12. Copy of Sale Deed and Power of Attorney executed by Shri Somnath Pandurang Kate and others in favour of Shri Nitin Gulab Tapkir and another of property admeasuring 00 H 05 Ares registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4685/2014 and 4686/2014
13. Copy of Development Agreement and Power of Attorney executed by Shri Somnath Pandurang Kate and others in favour of Lunkad Vishwa Developers registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4687/2014 and 4688/2014
14. Copy of Agreement and Cancellation Deed between Kalu Sadu Tajane and others on one hand and Prajol Developers on other hand.
15. Copy of Consent Deed executed by Prajol Developers in favour of Somnath Pandurang Kate and others registered in the office of Sub Registrar Haveli No. 5 at Serial No. 3483/2013.
16. Copy of Search and Title Report dt. 31/8/2013 issued by Advcoate Chandrakant Nanekar to Shri Somnath Pandurang Kate and others.
17. Copy of Release Deed dt. 03/06/2008, by Smt. Kalabai Sahadu Saste and others in favour of Shri. Dasharath



- Shankar Tapkir & others, registered at the office of the Sub Registrar Haveli No. 8 at Sr. No. 4509/2008.
18. Copy of Partition Deed dt. 07/07/2014 between Shri. Gulab Dasharath Tapkir & other 34, registered at the office of the Sub Registrar Haveli 26 at Sr. No. 5269/2014.
 19. Copy of Release Deed dt. 07/07/2014 by Sou. Sadhana Santosh Kalbhor & others in favour of Shri. Avinash Kashinath Tapkir & others registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5280/2014.
 20. Copy of Release Deed dt. 07/07/2014 by Smt. Suman Nivrutti Saste & others in favour of Shri. Gulab Dashrath Tapkir & others, registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5285/2014.
 21. Copy of Release Deed dt. 07/07/2014 by Sou. Vimal Keshav Tapkir & others in favour of Shri. Dnyaneshwar Keshav Tapkir & others registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5288/2014.
 22. Copy of Release Deed dt. 07/07/2014 by Sou. Kalyani Mahendra Chand & others in favour of Smt. Muktabai Yashwant Tapkir & others registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5290/2014.
 23. Copy of Release Deed dt. 07/07/2014 by Sou. Meena Eknath Ghule & others in favour of Shri. Chabu Shankar Tapkir, registered at the office of the Sub Registrar Haveli- 26 at Sr. No. 5292/2014.
 24. Copy of Release Deed dt. 07/07/2014 by Sou. Nanda Chandrakant Devkar and Sou. Sangita Amrut Bhadale in favour of Smt. Yamunabai Sudam Tapkir, & others registered at the office of the Sub Registrar Haveli No. 26 at Sr. No. 5294/2014



25. Copy of Development Agreement and Power of Attorney executed by Shri Gulab Dashrath Tapkir and others in favour Lunkad Vishwa Developers registered in the office of Sub Registrar Haveli No. 26 at Serial No. 5274/2014 and 5275/2014
26. Copy of Public Notice dt. 4/02/2014 published in daily "Prabhat" in respect of property S.no. 381/2B
27. Copy of Public Notice dt. 10/02/2014 published in daily "Prabhat" in respect of property S.no. 381/1A
28. Copy of objection notice dt. 20/2/2014 sent by M/s Vaishnavi Promoters and Developers through Advocate Shivshankar Shinde
29. Copy of reply/withdrawal letter issued dt. 14/03/2014 sent by M/s Vaishnavi Promoters and Developers through Advocate Shivshankar Shinde
30. Copy of measurement map issued by T.I.L.R. dt. 3/3/2014 vide reference No. 8450/2014 and 8451/2014.
31. Copy of NA order
32. Copy of Complaint filed in the Regular Civil Suit No. 240/2014 which is filed by Shri Dhananjay Tajane and others against M/s Lunkad Vishwa Developers and another in the Court of Hon'ble Civil Judge Junior Division, Pimpri
33. Copy of Written Statement filed in the Regular Civil Suit No. 240/2014 by M/s Lunkad Vishwa Developers.
34. Copy of notice of lis pendency executed by Shri Bhagwan Baburao Pathare and others registered in the office of Sub Registrar Haveli No. 14 at Serial No. 5561/2016 on 27/07/2016.



35. Copy of Supplementary Agreement executed Shri Somnath Kate and others in favour of Lunkad Vishwa Developers dt. 26/10/2016 registered at Sr. No. 9305/2016.
36. Copy of Supplementary Development Agreement executed by Shri Gulab Dashrath Tapkir and others in favour of Lunkad Vishwa Developers dt. 13/05/2016 registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 4295/2016.
37. Copy of Complaint filed in Special Civil Suit No. 1437/2017 filed by Shri Bhagwan Pathare against Shri Somnath Kate and others
38. Copy of Written Statement filed by Shri Somnath Kate in the said Special Civil Suit No. 1437/2015.
39. Copies of orders passed in the Appeals filed by Shri Dhananjay Tajane and other before Hon'ble TILR and DILR and Director of Land Records.
40. Copy of Sub Division plan dt. 24/07/2017 sanctioned by PCMC.
41. Copy of NA sanad dt. 24/11/2017
42. Copy of Sale Deed executed by Shri Somnath Pandurang Kate and others in favour of Lunkad Vishwa Developers dt. 16/08/2017 registered at Sr. No. 9204/2017 in Haveli No. 26
43. Copy of Power of Attorney executed by Shri Somnath Pandurang Kate and others in favour of Lunkad Vishwa Developers dt. 16/08/2017 registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 9205/2017.
44. Copy of order dt. 28/11/2016 passed by Director of Land Records in RTS Appeal No. 38/2016 filed by Shri Dhananjay Tajane and others.
45. Copy of Conveyance Deed dt. 23/12/2020 executed by M/s Lunkad Vishwa Developers in favour of Shivpuram Co-



operative Housing Society Ltd. which is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 14705/2020.

46. Copy of Supplymentary Agreement Dated 22/07/2021 executed By Shri. Chabu Shankar Tapkir & others in favour of M/s Lunkad Vishwa Developers through its partners Shri. Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat. which is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 10042/2021.
47. Copy of Confirmation Deed dt. 10/11/2022 by Shri. Gulab Dashrath Tapkir & others in favour of M/s Lunkad Vishwa Developers which is registered in the office of Sub Registrar Haveli No. 26 at Sr. No. 20415/2022.
48. Copy of sanctioned plan and commencement certificate No. B.P./Charholi/71/2023 dt. 30/05/2023

3) 7/12 extracts issued by Talathi office and mutation entry Nos. 4307, 4194, 4379, 5419, 5999, 8121, 8467, 10723, 9385, 12430, 12664, 12465, 12794, 13155, 14011, 15210, 15211, 15304, 15303, 15632, 15633

4) Search report for 30 years from 1993 till 24/08/2023



2/- On perusal of the above mentioned documents and all other relevant documents relating to title of said property I am of the opinion that, subject to the above mentioned Regular Civil Suit No. 240/2014 pending in the court of Civil Judge Junior Division, Pimpri in reference to the land bearing Survey No. 381/2B and Special Civil suit No. 1437/2015 pending in the court of Civil Judge Senior Division, Pune and RTS appeal No. 38/2016 pending in the court of

Additional Director of Land Records, Pune in reference to the land bearing Survey No. 381/1A and Survey No. 381/2B and also subject to the consideration as mentioned in the Development Agreements and Supplementary Development Agreement agreed to be given to the owners as above M/S Lunkad Vishwa Developers, through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat is entitled to develop the said property bearing Plot No. C out of Survey No. 381/1A admeasuring 00 H 25 Ares and Survey No. 381/2B admeasuring 01 H 20 Ares particularly described in the Schedule A and B herein above written.

Owners of Said Property

M/s Lunkad Vishwa Developers, through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat is the owner of land bearing Survey No. 381/1A admeasuring 00 H 25 Ares out of Plot no. C and out of total land admeasuring 01 H 32 Ares and Yamunabai Sudam Tapkir, Shri. Anil Sudam Tapkir, Shri. Subhash Sudam Tapkir, Shri. Kashinath Shankar Tapkir, Chabu Shankar Tapkir, Shri Dnyaneshwar Keshav Tapkir, Shri. Suresh Keshav Tapkir, Shri Shivaji Yashwant Tapkir, Muktabai Yashwant Tapkir, Shri. Shantaram Dashrath Tapkir, Shri. Gulab Dashrath Tapkir, Shraddha Dattatray Bhalekar, Geetanjali Lalasaheb Tapkir, Yogesh Lalasaheb Tapkir, Puja Devidas Thite and Deepa Haridas Harishchandre are the owners of land bearing Survey No. 381/2B admeasuring 01 H 20 Ares out of total land admeasuring 01 H 39 Ares of village Charholi Bk., Taluka Haveli, Dist. Pune and accordingly name has been mutated in the 7/12 extract of said property



(4) Qualifying comments / remarks if any s- NIL

3/- The report reflecting the flow of the title of the M/s Lunkad Vishwa Developers, through its partners Shri Ravindra Ramanlal Lunkad and Shri Sanjay Dhanraj Gatagat on the said Property is enclosed herewith as annexure.

Encl : Annexure

Date - 24/08/2023

For Pankaj Bhandari Associates



Pankaj Bhandari
Advocate



ANNEXTURE

Date: 24/08/2023

FLOW OF THE TITLE OF THE SAID PROPERTY

To,

M/s Lunkad Vishwa Developers

A registered partnership firm

Address at – Survey No. 123/2, Vadmukhwadi,

Pune – Alandi road, Pune - 412105

Through its Partners

Mr. Ravindra Ramanlal Lunkad

And

Mr Sanjay Dhanraj Gatagat

Dear Sir/s,

At your instance we have carried out Search and Title Report in respect of Property captioned below and my detailed opinion and observations in this regard are as follows –

I. DISCRIPTION OF PROPERTY : -

All that piece and parcel of the property situate within the Registration District of Pune, Registration sub district of Taluka Haveli within the limits of Pimpri Chinchwad Municipal Corporation village Charholi Bk. details of properties given below –

A] Survey No. 381 Hissa No. 2B [old Survey No. 430/2] admeasuring 01 H 07 Ares plus pot kharaba 00 H 32 Ares therefore, totally admeasuring 01 H 39 Ares assessed at Rs. 03.41 paise out of which the land admeasuring 01 H 20 Ares and bounded



as follows –

On or towards

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- West - property out of Survey No. 381/2B and 18 Mtrs Road
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On or towards -

- East - Property out of Survey No. 382 of Shri Tajane
- South - Survey No. 381/2B
- West - Survey No. 381/1A[p] Plot No. B owned by Shri Somnath Kate and others
- North - Remaining property out of Survey No. 381 & thereafter property of Shri Ramesh Tajane and others

Hereinafter for the sake convenience individually referred to as the **"Said Property A and Said Property B and jointly referred to as Said Entire Property"**



II. LIST OF DOCUMENTS:-

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2. Copies of mutation entries
3. Copy of Demarcation Certificate
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48. Copy of sanctioned plan and commencement certificate No. B.P./Charholi/71/2023 dt. 30/05/2023



III. TRACING (HISTORY) OF THE TITLE:

1] It appears that, Shri Bhausaheb Piraji Pathare, Shri Sakharam Piraji Pathare, Shri Genu Hari Pathare and Shri Babu Hari Pathare have executed sale deed and sold their shares in the property Survey No. 430/1 to Shri Sadu Bala Tajane. The said sale

deed is registered in the office of Sub Registrar Haveli No. 2 at Serial No. 932/1955. As a result of the said sale deed name of Shri Sadu Bala Tajane has been mutated in the 7/12 extract vide mutation entry No. 4307.

2] It appears that, Smt Bhagubai Lonaji Sawant has executed sale deed and sold half portion in the property bearing Survey No. 430/2 to Shri Shankar Pandurang Tapkir. The said sale deed is registered in the office of Sub Registrar Haveli No. 1 at Serial No. 1414/1954. As a result of the said sale deed name of Shri Sadu Bala Tajane has been mutated in the 7/12 extract vide mutation entry No. 4194.

3] It appears from the mutation entry No. 4379 that, Bhagubai Lonaji Sawant sold her share in the said property to Shri Shivram Ranguji Tajane and as a result of the said sale deed Survey No. 430/1 has been divided into two separate parts i.e. Survey No. 430/1A and Survey No. 430/1B and accordingly Survey No. 430/1B was allotted to Shri Shivram Ranguji Tajane i.e. the purchaser as above and Survey No. 430/1A admeasuring 01 H 32 Ares remained with the owners.

4] It appears from Mutation Entry 5419 dt. 18.06.1962 that by a Sale Deed dt. 21.08.1961 Shri. Mahadu Bala Tajane & Shri. Gajanan Bala Tajane sold the said land bearing S. No. 430/2 to Shri. Shivram Ranguji Tajane. Due to the said Sale the land bearing S. No. 430/2 has been divided into two separate parts i.e. 430/2 A & 430/2B. As per the same the S. No. 430/2A was allotted to the said purchaser and S. No. 430/2B was remained with owner Shri Shankar Pandurang Tapkir. Accordingly their names were mutated in the 7/12 extracts of the said lands.

5] It appears from the mutation entry No. 5999 dt. 05/09/1966 that, said Shri Sadu bala Tajane made application to record



name of his son Shri Kalu Sadu Tajane to the record of rights of the property. Accordingly, name of Shri Kalu Sadu Tajane has been recorded in the 7/12 extract of the property bearing Survey No. 430/1A.

6] It appears from the mutation entry No. 8121 that, as per the provisions of Maharashtra State Weights and Measurement Act, 1958 and Indian Coinage Act the properties in the village Charholi have been converted into metric system and accordingly, effect of the same has been to the 7/12 extract of the said entire property.

7] It appears from the mutation entry No. 8467 that, Tulsabai Maruti Tajane sold her share in the said property to Shri Jagannath Maruti Tajane and accordingly, effect of the said sale deed is given to the 7/12 extract of the property Survey No. 430/1A.

8] It appears from the mutation entry No. 10723 that, as per the separate aakarband issued by the District Inspector of Land Records, Pune old Survey No. 430/1A converted into new Survey No. 381/1A of village Charholi Bk. and old Survey No. 430/2B converted into new Survey No. 381/2B of village Charholi Bk.

9] It appears from Mutation Entry No. 9385 dt. 29.02.1984 that, Shri Shankar Pandurang Tapkir died on 11.03.1976 leaving behind him his sons Shri Dasharath Shakar Tapkir, Shri Keshav Shakar Tapkir, Shri Yashawant Shakar Tapkir, Shri Kashinath Shakar Tapkir, Shri Sudam Shakar Tapkir, Shri Chhabu Shakar Tapkir and married daughters Sou. Kalabai Sahadu Saste, Sou. Lilabai Damu Shinde, Sou. Sulabai Raghunath Shinde & Sou. Phulabai Moru Gavhane and according to their application stating that they are the only legal heirs, their names have been mutated in the 7/12 extract of the property Survey No. 381/2B.

