

Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 411044.
Email. sklegalsolution@gmail.com, Ph: 02027653399, Cell No. 9822063789.

Format-A (Circular No. 28/2021)

To,

**MahaRERA.
BKC Housefin Bhavan,
Plot No. C-21, near RBI, E Block,
Bandra Kurla Complex, Bandra (E)
Mumbai 400051.**

LEGAL TITLE REPORT

Sub- Title clearance certificate with respect to area admeasuring 00 Hectors 81.02 Ares out of Land bearing Gat No. 334 (p), 407 (p), 408, 408/2, 408/3, 409/1 (p) situated at Village MOSHI, Taluka HAVELI District PUNE within the jurisdiction of Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation. (Herein after referred as said Plot)

I have investigated the tile of said plot on the request of owner and developer M/s. Munisuvrat Properties and following documents;

1) Description of property- All that piece and parcel of property situated at Village MOSHI, Taluka HAVELI District PUNE within the jurisdiction of Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation i.e.

A) Area admeasuring 00 Hectors 27.10 Ares out of Land admeasuring 00 Hectors 29 Ares bearing Gat No. 334,

B) Area admeasuring 00 Hectors 10 Ares out of Land admeasuring 00 Hectors 29 Ares bearing Gat No. 407,

C) Area admeasuring 00 Hectors 01.32 Ares out of Land admeasuring 00 Hectors 29 Ares bearing Gat No. 407,

D) Area admeasuring 00 Hectors 10 Ares bearing Gat No. 408,

E) Area admeasuring 00 Hectors 03 Ares bearing Gat No. 408/2,

F) Area admeasuring 00 Hectors 16 Ares bearing Gat No. 408/3,

G) Area admeasuring 00 Hectors 13.6 Ares out of Land admeasuring 00 Hectors 25 Ares bearing Gat No. 409/1,

A,B,C,D,E,F,G totally admeasuring about 00 Hectors 81.02 Ares same is collectively bounded as follows;

On or towards the East	:	Gairan.
On or towards the South	:	Gairan and Gat No. 411.
On or towards the West	:	18 Mtrs D.P. Road.
On or towards the North	:	Gat No. 336, 337, 338

2) The Title documents in respect of the property as follows;

(i) 7/12 extract.



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- (ii) Development Agreement registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11677/2022 dt. 18/08/2022,
- (iii) Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11681/2022 dt. 18/08/2022,
- (iv) Release Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 1758/2016 dt. 27/02/2016,
- (v) Release Deed registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11623/2022 dt. 18/08/2022,
- (vi) Development Agreement registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12401/2022 dt. 29/06/2022,
- (vii) Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12402/2022 dt. 29/06/2022,
- (viii) Release Deed registered in the Office of Sub-Registrar Haveli No. 24 at Serial No. 4808/2015 dt. 10/06/2015,
- (xi) Exchange Deed registered in the Office of Sub-Registrar Haveli No. 24 at Serial No. 4807/2015 dt. 10/06/2015,
- (x) Release Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12404/2022 dt. 29/06/2022,
- (xi) Release Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12410/2022 dt. 29/06/2022,
- (xii) Sale Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 3453/2016 dt. 20/04/2016,
- (xiii) Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 3454/2016 dt. 20/04/2016,
- (xiv) Release Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12409/2022 dt. 29/06/2022,
- (xv) Sale Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12406/2022 dt. 29/09/2022,
- (xvi) Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12407/2022 dt. 29/09/2022,
- (xvii) Sale Deed registered in the Office of Sub-Registrar Haveli No. 8 at Serial No. 4150/2010 dt. 21/04/2010,
- (xviii) Development Agreement registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11682/2022 dt. 23/08/2022,
- (xix) Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11683/2022 dt. 23/08/2022,
- (xx) Sale Deed registered in the Office of Sub-Registrar Haveli No. 1 at Serial No. 2421/1981 dt. 01/07/1981,
- (xxi) Power of Attorney registered in the Office of Sub-Registrar Haveli No. 15 at Serial No. 3279/2003 dt. 22/09/2003,



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3) And other related documents.

4) Search Report 1994-2023.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owners is clear, marketable without any encumbrances.

Owners of the Land,

- A) i) Popat Pandharinath Kudale,
ii) Balasaheb Pandharinath Kudale,
iii) Laxmibai Pandharinath Kudale,
iv) Aruna Dnyanoba Kudale
v) Vijay Dnyanoba Kudale,
vi) Avinash Dnyanoba Kudale,
vii) Pravin Dnyanoba Kudale,
viii) Ashok Dattoba Kudale,
ix) Somnath Dattoba Kudale,
x) Navnath Dattoba Kudale,

Release Deeds (Doc No. 1758/2016 dt. 27/02/2016) executed by Sundarabai Dattoba Kudale, Sunita Ganesh Bankar, Sharda Baban Sasane, Sadhna Ashok Tamhane and Sushila Ravindra Satav in favour of Ashok Dattoba Kudale, Somnath Dattoba Kudale and Navnath Dattoba Kudale.

- C & D) i) Vimal Laxman Kudale,
ii) Sachin Laxman Kudale,
iii) Ramdas Haribhau Kudale
iv) Santosh Kundalik Kudale,
v) Sandeep Kundalik Kudale,

Parubai Haribhau Kudale died on 20/08/1996.

B, E & F) M/s Munisuvrat Properties

- G) i) Aruna Dnyanoba @ Dnyaneshwar Kudale
ii) Vijay Dnyanoba Kudale,
iii) Avinash Dnyanoba Kudale,
iv) Pravin Dnyanoba Kudale,

5) The Report reflecting the flow of the Title of the Landowner to the said Land is enclosed herewith as annexure.

Pune,

Dt. 24/11/2023.



Sund.
Adv. Shrikant Keshav Kadam.

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Format-A (Circular No. 28/2021) FLOW OF TITLE TO THE SAID LAND

Sr. No.

1. 7/12 Extract/PR Card as on the date of Application for Registration. - Gat No. 334 (p), 407 (p), 408, 408/2, 408/3, 409/1 (p) Owners,
- A) i) Popat Pandharinath Kudale,
ii) Balasaheb Pandharinath Kudale,
iii) Laxmibai Pandharinath Kudale,
iv) Aruna Dnyanoba Kudale
v) Vijay Dnyanoba Kudale,
vi) Avinash Dnyanoba Kudale,
vii) Pravin Dnyanoba Kudale,
viii) Ashok Dattoba Kudale,
ix) Somnath Dattoba Kudale,
x) Navnath Dattoba Kudale,

Release Deeds (Doc No. 1758/2016 dt. 27/02/2016) executed by Sundarabai Dattoba Kudale, Sunita Ganesh Bankar, Sharda Baban Sasane, Sadhna Ashok Tamhane and Sushila Ravindra Satav in favour of Ashok Dattoba Kudale, Somnath Dattoba Kudale and Navnath Dattoba Kudale.

- C & D) i) Vimal Laxman Kudale,
ii) Sachin Laxman Kudale,
iii) Ramdas Haribhau Kudale
iv) Santosh Kundalik Kudale,
v) Sandeep Kundalik Kudale,

Parubai Haribhau Kudale died on 20/08/1996.

B, E & F) M/s Munisuvrat Properties

- G) i) Aruna Dnyanoba @ Dnyaneshwar Kudale
ii) Vijay Dnyanoba Kudale,
iii) Avinash Dnyanoba Kudale,
iv) Pravin Dnyanoba Kudale,

2. Mutation Entry - As per Search Title Report
3. Search Report for 30 years from taken - 1994 to 2023
from Sub-Registrar office at Haveli Pune.
4. Any other Relevant Title. - NA
5. Litigation if any. - NO

Pune.

Date; 24/11/2023



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Date: - 11/10/2023.

SEARCH REPORT AND OPINION

To,

M/s. Munisuvrat Properties,

Address; Shop No. 9, 10, 15 & 16,

B- Wing, Ground floor, Mahalaxmi Heights,

Sr. No. 32/7, Near Central Mall, Pimpri,

Pune - 411018

At the instance of M/s. Munisuvrat Properties, Address; Shop No. 9, 10, 15 & 16, B- Wing, Ground floor, Mahalaxmi Heights, Sr. No. 32/7, Near Central Mall, Pimpri, Pune - 411018, I have caused search and investigated title in the office of Sub-Registrar Haveli Pune for the year 1995 to 2023 i.e. 30 years in respect of the properties more particularly mentioned in the schedule herein under.

On the perusal of the documents supplied to me by the party and the Index II record made available at the time of the search in the office of Sub-Registrar Haveli No. 5, for the year 1995 to 2000 and online search for the year 2001 to 2023 for the total 30 years in respect of the property mentioned hereunder. I have made following observation in respect of the said property, my observation and detailed findings are given herein under-

1. DESCRIPTION OF THE PROPERTY-

SCHEDULE OF PROPERTY 'A'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 27.10 Ares** out of Land bearing **Gat/Block No. 334** (Old Gat/Block No. 332) total area admeasuring about 00 Hectors 29 Ares being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri



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Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

- On or towards **EAST** : By Gairan and Gat/Block No. 331 of Ramchandra Maruti Alhat & others.
- On or towards **SOUTH** : By Gairan and Remaining part of Gat/Block No. 334.
- On or towards **WEST** : By Gat/Block No. 409/1 (Old Gat No. 410) of Pravin Dnyanoba Kudale & others.
- On or towards **NORTH** : By property Gat/Block No. 336 (Old Gat No. 334) of Sudam and Namdeo Sitaram Alhat.

SCHEDULE OF PROPERTY 'B'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 10 Ares** out of Land bearing **Gat/Block No. 407** (Old Gat/Block No. 408) total area admeasuring about 00 Hectors 29 Ares being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

- On or towards **EAST** : By Gat/Block No. 408/1, 2 & 3.
- On or towards **SOUTH** : Remaining part of Gat/Block No. 407.
- On or towards **WEST** : By proposed DP Road.
- On or towards **NORTH** : By property Gat/Block No. 336, 337, 338.

SCHEDULE OF PROPERTY 'C'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 01.32** out of Land bearing **Gat/Block No. 407** (Old Gat/Block No. 408) total area admeasuring about 00 Hectors 29 Ares being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-



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On or towards **EAST** : By Gat/Block No. 408.
On or towards **SOUTH** : By Gat/Block No. 411.
On or towards **WEST** : By 18 Mtrs DP Road.
On or towards **NORTH** : By remaining part of Gat/Block No. 407.

SCHEDULE OF PROPERTY 'D'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 10 Ares** bearing **Gat/Block No. 408** (Old Gat/Block No. 409) being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

On or towards **EAST** : By Gat/Block No. 409.
On or towards **SOUTH** : By Gat/Block No. 410.
On or towards **WEST** : By property out of Land Gat/Block No. 407.
On or towards **NORTH** : By Gat/Block No. 408/2.

SCHEDULE OF PROPERTY 'E'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 03 Ares** bearing **Gat/Block No. 408/2** (Old Gat/Block No. 409) being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

On or towards **EAST** : By Gat/Block No. 409.
On or towards **SOUTH** : By remaining Land out of Gat/Block No. 408/1.
On or towards **WEST** : By property of M/s. Munisuvrat Properties out of Land Gat/Block No. 407.
On or towards **NORTH** : By property of M/s. Munisuvrat Properties out of Land Gat/Block No. 408/3.



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SCHEDULE OF PROPERTY 'F'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 16 Ares** bearing **Gat/Block No. 408/3** (Old Gat/Block No. 409/3) being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

On or towards **EAST** : By Gat/Block No. 409.
On or towards **SOUTH** : By Gat/Block No. 408/1 & 408/2.
On or towards **WEST** : By Gat/Block No. 407.
On or towards **NORTH** : By Gat/Block No. 336 & 337.

SCHEDULE OF PROPERTY 'G'

All that piece and parcel of land or ground area admeasuring about **00 Hectors 13.6 Ares** out of Land bearing **Gat/Block No. 409/1** (Old Gat/Block No. 410) total area admeasuring about 00 Hectors 25 Ares being, lying and situated at Revenue Village **MOSHI**, Taluka **HAVELI** District **PUNE** within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune same is bounded as-

On or towards **EAST** : By Gat/Block No. 334 of Popat Pandharinath Kudale & others.
On or towards **SOUTH** : By remaining part of Gat/Block No. 409/1.
On or towards **WEST** : By Property of M/s. Munisuvrat Properties out of Land Gat/Block No. 407 & 408.
On or towards **NORTH** : By property Gat/Block No. 336 (Old Gat No. 334) of Sudam and Namdeo Sitaram Alhat.

2. DOCUMENTS PERUSED AND EXAMINED-

In respect of property mentioned in schedule A

- i. 7/12 extracts of Gat/Block No. 334, 407, 408, 408/2, 408/3, 409/1 since year 1970 to 2023. (Certified Copy)
- ii. Mutation entry No. 293 (certified Copy)
- iii. Mutation entry No. 619 (certified Copy)



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- iv. Mutation entry No. 1230 (certified Copy)
- v. Mutation entry No. 1525 (certified Copy)
- vi. Mutation entry No. 5876 (certified Copy)
- vii. Mutation entry No. 6919 (certified Copy)
- viii. Mutation entry No. 8352 (certified Copy)
- ix. Mutation entry No. 8819 (certified Copy)
- x. Mutation entry No. 10076 (certified Copy)
- xi. Mutation entry No. 10078 (certified Copy)
- xii. Mutation entry No. 10364 (certified Copy)
- xiii. Mutation entry No. 10380 (certified Copy)
- xiv. Mutation entry No. 11332 (certified Copy)
- xv. Mutation entry No. 12105 (certified Copy)
- xvi. Mutation entry No. 12200 (certified Copy)
- xvii. Mutation entry No. 13198 (certified Copy)
- xviii. Mutation entry No. 13353 (certified Copy)
- xix. Sale Deed registered in the Office of Sub-Registrar Haveli No. 1 at Serial No. 2421/1981 dt. 01/07/1981, (Xerox Copies)
- xx. Exchange Deed registered in the Office of Sub-Registrar Haveli No. 24 at Serial No. 4807/2015 dt. 10/06/2015, (Xerox Copies)
- xxi. Release Deed registered in the Office of Sub-Registrar Haveli No. 24 at Serial No. 4808/2015 dt. 10/06/2015, (Xerox Copies)
- xxii. Power of Attorney registered in the Office of Sub-Registrar Haveli No. 15 at Serial No. 3279/2003 dt. 22/09/2003, (Xerox Copies)
- xxiii. Sale Deed registered in the Office of Sub-Registrar Haveli No. 8 at Serial No. 4150/2010 dt. 21/04/2010, (Xerox Copies)
- xxiv. Sale Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 3453/2016 dt. 20/04/2016, (Original)
- xxv. Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 3454/2016 dt. 20/04/2016, (Original)
- xxvi. Release Deed registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11623/2022 dt. 18/08/2022, (Original)



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- xxvii Development Agreement registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11677/2022 dt. 18/08/2022, (Original)
- xxviii Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11681/2022 dt. 18/08/2022, (Original)
- xxix Release Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12404/2022 dt. 29/06/2022, (Original)
- xxx Release Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12409/2022 dt. 29/06/2022, (Original)
- xxxi Release Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12410/2022 dt. 29/06/2022, (Original)
- xxxii Development Agreement registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12401/2022 dt. 29/06/2022, (Original)
- xxxiii Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12402/2022 dt. 29/06/2022, (Original)
- xxxiv Sale Deed registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12406/2022 dt. 29/09/2022, (Original)
- xxxv Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 5 at Serial No. 12407/2022 dt. 29/09/2022, (Original)
- xxxvi Development Agreement registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11682/2022 dt. 23/08/2022, (Original)
- xxxvii Irrevocable Power of Attorney registered in the Office of Sub-Registrar Haveli No. 27 at Serial No. 11683/2022 dt. 23/08/2022, (Original)
- xxxviii. Release Deed registered in the Office of Sub-Registrar Haveli No. 17 at Serial No. 1758/2016 dt. 27/02/2016, (Original)
- xxxix Death Certificate of Parubai Haribhau Kudale dt. 17/02/2022 (Xerox)
- xxxx Online Index II registers. (2000 to 2023)

3. DETAILED HISTORY OF DEVOLUTION OF TITLE AND OBSERVATION-

IN RESPECT OF PROPERTY MENTIONED IN SCHEDULE 'A'

It is observed from the record that, the property mentioned in schedule A above is owned by Ganpat Maruti Kudale as his ancestral property, the said Ganpat Maruti



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Kudale died intestate leaving behind his legal heirs i.e. son Pandharinath Ganpat Kudale, Dattoba Ganpat Kudale and Dnyanoba Ganpat Kudale, married daughter Shewantabai Bhau Bankar, Housabai Kisan Dhayarkar, Anusaya Genu Londhe, Vimal Gulab Raskar as his only legal heirs.

It is observed form the record that, the said Pandharinath Ganpat Kudale died intestate on 09/05/1979 leaving behind his legal heirs i.e. son Popat Pandharinath Kudale, Balu Pandharinath Kudale and married daughter Alka Nagnath Zurunge, widow Laxmibai Pandharinath Kudale as his only legal heirs, that as per the statement of Alka Nagnath Zurunge before Revenue officer she has released her share in ancestral properties accordingly name of Popat Pandharinath Kudale, Balu Pandharinath Kudale, Laxmibai Pandharinath Kudale recorded to the owners column of the 7/12 extract of the said property vide Mutation entry No. 1525.

Thereafter Popat and Balu Pandharinath Kudale filed an application in the year 2008, that Late Pandharinath Ganpat Kudale has following legal heirs son Popat Pandharinath Kudale, Balu Pandharinath Kudale and married daughter Alka Nagnath Zurunge, widow Laxmibai Pandharinath Kudale and brothers Dnyanoba Ganpat Kudale and Dattoba Ganpat Kudale accordingly name of Popat Pandharinath Kudale, Balu Pandharinath Kudale, Laxmibai Pandharinath Kudale, Dnyanoba Ganpat Kudale and Dattoba Ganpat Kudale recorded to the owns column and name of Alka Nagnath Zurunge recorded to the other right column o the said 7/12 extract of the said property vide Mutation Entry No. 5876.

It is observed form the record that, the said Dnyanoba Ganpat Kudale died intestate on 09/03/2012 leaving behind his legal heirs i.e. son Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale, Pravin Dnyanoba Kudale and widow Aruna Dnyanoba Kudale as his only legal heirs, accordingly name of Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale, Pravin Dnyanoba Kudale and Aruna Vijay Dnyanoba Kudale recorded to the owners column of the 7/12 extract of the said property vide Mutation entry No. 8819.



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It is observed from the record that, the said Dattoba Ganpat Kudale died intestate on 19/05/2016 leaving behind his legal heirs i.e. son Ashok Dattoba Kudale, Somnath Dattoba Kudale, Navnath Dattoba Kudale, married daughters Sunita Ganesh Bankar, Sharada Baban Sasane, Sadhana Ashok Tamhane, Sushila Ravindra Satav and widow Sundarabai Dattoba Kudale as his only legal heirs, accordingly name of Ashok Dattoba Kudale, Somnath Dattoba Kudale, Navnath Dattoba Kudale, Sunita Ganesh Bankar, Sharada Baban Sasane, Sadhana Ashok Tamhane, Sushila Ravindra Satav and Sundarabai Dattoba Kudale recorded to the owners column of the 7/12 extract of the said property vide Mutation entry No. 11332.

It is also observed from the record that, the said married daughters of Dattoba Ganpat Kudale i.e. Sunita Ganesh Bankar, Sharada Baban Sasane, Sadhana Ashok Tamhane, Sushila Ravindra Satav and widow Sundarabai Dattoba Kudale released all their right title and interest in the said ancestral property in favour of Ashok Dattoba Kudale, Somnath Dattoba Kudale, Navnath Dattoba Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 17 at registration serial No. 1758/2016 dt. 27/02/2016. By virtue of the said Release Deed Sunita Ganesh Bankar, Sharada Baban Sasane, Sadhana Ashok Tamhane, Sushila Ravindra Satav and Sundarabai Dattoba Kudale acquires no right title and interest in the ancestral properties.

It is also observed from the record that, the deceased daughters legal heirs & living daughter of Ganpat Maruti Kudale i.e. Shewantabai Bhau Bankar through legal heirs Manohar Bahu Bankar, Radhika Dattatray Borate, Godabai Dattu Alhat, Housabai Kisan Dhayarkar through Legal Heirs Kisan Devram Dhayarkar, Sambhaji Kisan Dhayarkar, Vishnu Kisan Dhayarkar, Hirabai Kailas Tajane, Saguna Vilas Tajane, Shobha Sudam Alhat, Anusaya Genu Londhe, Vimal Gulab Raskar released all their right title and interest in the said ancestral property mentioned in schedule A herein above in favour of Popat Pandharinath Kudale, Balu Pandharinath Kudale, Ashok Dattoba Kudale, Somnath Dattoba Kudale, Navnath Dattoba Kudale, Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale, Pravin



Adv. Shrikant Keshav Kadam.

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Email. sklegalsolution@gmail.com, Cell No. 9822063789.**

Dnyanoba Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 27 at registration serial No. 11623/2022 dt. 18/08/2022.

It is also observed from the record that, the owners of property mentioned in schedule A herein above i.e. Popat Pandharinath Kudale, Balu Pandharinath Kudale, Ashok Dattoba Kudale, Somnath Dattoba Kudale, Navnath Dattoba Kudale, Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale, Pravin Dnyanoba Kudale, and their family members have assigned the development rights of the said property in favour of M/s. Munisuvrat Properties by executing Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 27 at registration serial No. 11677/2022 and 11681/2022 dt. 18/08/2022, for the consideration more particularly mentioned in the said Deed.

By virtue of the said Development Agreement and Irrevocable Power of Attorney the said developers M/s. Munisuvrat Properties have got right and authority to develop the said property and for that purpose to apply and obtained necessary approvals, permission, sanctions of plan. specifications, elevations sections from the competent authority and to commence and complete the construction of multistoried building/s as per sanction plan and further to sell, transfer, allot any such residential/commercial units being constructed to any prospective purchaser/s for the consideration they think fit and proper by execution of Agreements.

IN RESPECT OF PROPERTY MENTIONED IN SCHEDULE 'B' 'C' & 'D'

It is observed from the record that, the said property mentioned schedule B above was owned by Haribhau Maruti Kudale his name also appeared in owner's column on the 7/12 extract of the said property.

It is further observed form the record that, the said Haribhau Maruti Kudale died intestate on 28/08/1972 leaving behind his legal heirs i.e. son Kundalik, Laxman & Ramdas, unmarried minor daughters Surekha, Rekha & Savita, widow Parubai. The name of Kundalik Haribhau Kudale recorded as Manager of Joint Family and



Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 44.
Email. sklegalsolution@gmail.com, Cell No. 9822063789.

Guardian of the minors as per the Mutation entry No. 293 to the 7/12 extract of the said property. Thereafter Kundalik Haribhau Kudale filed an application to the Revenue Authority to delete his name as Manager of Joint family and recording names of Kundalik, Laxman, Ramdas, Surekha, Rekha & Savita and Parubai Haribhau Kudale as owner accordingly their names recorded to the 7/12 extract of the said property vide Mutation Entry No. 10076. The said Parubai Haribhau Kudale died on 20/08/1996.

It is also observed from the record that, the married daughters of Haribhau Maruti Kudale i.e. Rekha Narayan Kedari, Savita Baban Jadhav & Surekha Pandharinath Mali released all their right title and interest in the said ancestral property mentioned in schedule B herein above in favour of their brothers i.e. Kundalik Haribhau Kudale, Laxman Haribhau Kudale & Ramdas Haribhau Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 24 at registration serial No. 4808/2015 dt. 10/06/2015 accordingly their names deleted from the 7/12 extract of the said property vide Mutation Entry No. 10078. It is further observed from the record that, the said property mentioned in the schedule B above affected by 18 Mtrs road as per the Development Plan of the Pimpri Chinchwad Municipal Corporation to the extent of 00 Hectors 17.68 Ares. The owner Kundalik Haribhau Kudale and others conveyed the said affected area 00 Hectors 17.68 Ares to M/s. Paramount Gaurav Shelters PVT. LTD by executing Sale Deed for the consideration more specifically mentioned in the said Deed, same is registered in the Office of Sub-Registrar Haveli No. 5 at registration serial No. 3756/2010 dt. 09/04/2010.

It is further observed from the record that, M/s. Paramount Gaurav Shelters PVT. LTD transferred the said 00 Hectors 17.68 Ares Land to Pimpri Chinchwad Municipal Corporation by executing Possession Receipt bearing registration serial No. 10566/2011 dt. 03/11/2011 by virtue of the said Possession Receipt the name of Pimpri Chinchwad Municipal Corporation recorded to the 7/12 extracts of the said property for the area 00 Hectors 17.68 Ares as per Mutation entry No. 8352. And the name of Kundalik Haribhau Kudale remains as owner i.e. Manager of Joint



Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 44.
Email. sklegalsolution@gmail.com, Cell No. 9822063789.

Family of remaining portion of Land of the said Gat/Block No. 407 i.e. for 00 Hectors 11.32 Ares of Land.

It is further observed from the record that, Kundalik Haribhau Kudale and his family exchange their 00 Hectors 10 Ares of Land mentioned in schedule B herein above with the 00 Hectors 10 Ares of Land bearing Gat/Block No. 408/1 owned by Kundalik Haribhau Kudale by executing Exchange Deed same is registered in the Office of Sub-Registrar Haveli No. 24 at registration serial No. 4807/2015 dt. 10/06/2015 by virtue of the said Exchange Deed Kundalik Haribhau Kudale becomes the owner of Land mentioned in Schedule B herein above, and Kundalik Haribhau Kudale becomes absolute the owner of Land mentioned in schedule B mentioned herein above his name also recorded to the 7/12 extract of the said property in owners column vide Mutation Entry No. 10078. And the name of Kundalik Haribhau Kudale and his family members remains as owner for the remaining portion of Land of the said Gat/Block No. 407 i.e. for 00 Hectors 01.32 Ares of Land as mentioned in schedule C herein above.

It is also observed from the record that, the Kundalik Haribhau Kudale has conveyed all right title and interest in the property mentioned in schedule B herein above in favour of M/s. Munisuvrat Properties by executing Sale Deed and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 3453/2016 and 3454/2016 dt. 20/04/2016, for the consideration more particularly mentioned in the said Sale Deed. Accordingly, name of M/s. Munisuvrat Properties recorded to the 7/12 extract of the said property vide Mutation Entry No. 10380, by virtue of the same M/s. Munisuvrat Properties becomes the owner of the said property with all right title and interest to deal with any manner.

It is observed from record that, Kundalik Haribhau Kudale died intestate on 18/12/2018 leaving behind his legal heirs i.e. son Santosh and Sandeep, married daughters Anita Dnyaneshwar Jambukar, Rekha Kailas Raskar, widow Kamal Kundlik Kudale, the name of Santosh and Sandeep, Anita Dnyaneshwar Jambukar,



Adv. Shrikant Keshav Kadam.

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Email. sklegalsolution@gmail.com, Cell No. 9822063789.

Rekha Kailas Raskar, Kamal Kundalik Kudale recorded to the 7/12 extract of the said property in owners column vide Mutation Entry No. 12200.

It is observed from record that, Laxman Haribhau Kudale died intestate on 19/01/2022 leaving behind his legal heirs i.e. son Sachin, married daughter Sarika Satish Alhat, widow Vimal Laxman Kudale, the name of Sachin, Sarika Satish Alhat, Vimal Laxman Kudale recorded to the 7/12 extract of the said property in owners column vide Mutation Entry No. 13198.

It is also observed from the record that, the married daughters of Kundalik Haribhau Kudale i.e. Anita Dnyaneshwar Jambukar, Rekha Kailas Raskar released all their right title and interest in the said ancestral property mentioned in schedule B & C herein above in favour of their brothers i.e. Santosh Kundalik Kudale, Sandeep Kundalik Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12404/2022 dt. 29/06/2022.

It is also observed from the record that, the Kamal Kundalik Kudale released all their right title and interest in the said ancestral property mentioned in schedule B & C herein above in favour of her son i.e. Santosh Kundalik Kudale, Sandeep Kundalik Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12410/2022 dt. 29/06/2022.

It is also observed from the record that, the married daughter of Laxman Haribhau Kudale i.e. Sarika Satish Alhat released all her right title and interest in the said ancestral property mentioned in schedule B & C herein above in favour of Sachin Laxman Kudale, Vimal Laxman Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12409/2022 dt. 29/06/2022.

It is also observed from the record that, the owners of property mentioned in schedule C & D herein above i.e. Ramdas Haribhau Kudale, Sachin Laxman Kudale, Santosh Kundalik Kudale, Sandeep Kundalik Kudale and their family members



Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 44.
Email. sklegalsolution@gmail.com, Cell No. 9822063789.

have assigned the development rights of the said property in favour of M/s. Munisuvrat Properties by executing Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12401/2022 and 12402/2022 dt. 29/06/2022, for the consideration more particularly mentioned in the said Deed.

By virtue of the said Development Agreement and Irrevocable Power of Attorney the said developers M/s. Munisuvrat Properties have got right and authority to develop the said property and for that purpose to apply and obtained necessary approvals, permission, sanctions of plan. specifications, elevations sections from the competent authority and to commence and complete the construction of multistoried building/s as per sanction plan and further to sell, transfer, allot any such residential/commercial units being constructed to any prospective purchaser/s for the consideration they think fit and proper by execution of Agreements.

IN RESPECT OF PROPERTY MENTIONED IN SCHEDULE 'E'

It is observed from the record that, as per the order of Tahsildar Pimpri Chinchwad bearing No. Hano/SR/06/2019 dt. 30/12/2019 name of Kundalik Haribhau Kudale recorded as owner on the 7/12 extract of the said property vide Mutation Entry No. 12105 by virtue of the same Kundalik Haribhau Kudale becomes the owner of the property with all right title and interest to deal with the said property.

It is observed from record that, Kundalik Haribhau Kudale died intestate on 18/12/2018 leaving behind his legal heirs i.e. son Santosh and Sandeep, married daughters Anita Dnyaneshwar Jambukar, Rekha Kailas Raskar, widow Kamal Kundlik Kudale, the name of Santosh and Sandeep, Anita Dnyaneshwar Jambukar, Rekha Kailas Raskar, Kamal Kundlik Kudale recorded to the 7/12 extract of the said property in owners column vide Mutation Entry No. 12200.

It is also observed from the record that, the married daughters of Kundalik Haribhau Kudale i.e. Anita Dnyaneshwar Jambukar, Rekha Kailas Raskar released



Adv. Shrikant Keshav Kadam.

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Email. sklegalsolution@gmail.com, Cell No. 9822063789.**

all their right title and interest in the said ancestral property mentioned in schedule herein above in favour of their brothers i.e. Santosh Kundalik Kudale, Sandeep Kundalik Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12404/2022 dt. 29/06/2022.

It is also observed from the record that, the Kamal Kundalik Kudale released all their right title and interest in the said ancestral property mentioned in schedule herein above in favour of her son i.e. Santosh Kundalik Kudale, Sandeep Kundalik Kudale by executing Release Deed same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12410/2022 dt. 29/06/2022.

It is also observed from the record that, the Kamal Kundalik Kudale, Santosh Kundalik Kudale & Sandeep Kundalik Kudale along with family members have conveyed all right title and interest in the property mentioned in schedule E herein above in favour of M/s. Munisuvrat Properties by executing Sale Deed and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 5 at registration serial No. 12406/2022 and 12407/2022 dt. 29/06/2022, for the consideration more particularly mentioned in the said Sale Deed. Accordingly, name of M/s. Munisuvrat Properties recorded to the 7/12 extract of the said property vide Mutation Entry No. 13353, by virtue of the same M/s. Munisuvrat Properties becomes the owner of the said property with all right title and interest to deal with any manner.

IN RESPECT OF PROPERTY MENTIONED IN SCHEDULE 'F'

It is observed from the record that, the property mentioned schedule F herein above is owned by Vikram Mahadu Kudale his name also appears on 7/12 extract of the said property in owners and possessor column.

It is observed from the record that, the said owner Vikram Mahadu Kudale died on 05/08/1983 intestate leaving behind the legal heir i.e. brothers Shashikant, Chandrakant, Gopinath, son Vikas & Tushar, daughter Manisha widow Ranjana and



Adv. Shrikant Keshav Kadam.

**Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 44.
Email. sklegalsolution@gmail.com, Cell No. 9822063789.**

mother Sarubai Mahadu Kudale as his only legal heirs and their names also recorded to the 7/12 extract of the said property in owners column as per mutation entry No. 1230.

It is observed from the record that, the said owners Shashikant Mahadu Kudale and others granted Power of Attorney in respect of the Land mentioned in schedule F above in favour of Mr. Kundalik Haribhau Kudale the said Power of Attorney registered in the office of Sub-Registrar Haveli No. 15 at registration serial No. 3279/2003 dt. 22/09/2003 the said owners had granted all power to deal with the said properties mentioned in schedule F above.

It is observed from the record that, the said owners Shashikant Mahadu Kudale and others through their Power of Attorney Holder Kundalik Haribhau Kudale conveyed all right title in the said Land mentioned in schedule B above in favour of Mr. Kundalik Haribhau Kudale by executing Sale Deed for the consideration more specifically mentioned in the said Sale Deed same is registered in the office of Sub-Registrar Haveli No. 08 at registration serial No. 4150/2010 dt. 21/04/2010 by virtue of the said Sale Deed the name of Kundalik Haribhau Kudale recorded to the 7/12 extracts of the said Land mentioned in schedule B as per Mutation entry No. 6919. Since then Kundalik Haribhau Kudale becomes absolute owner in title of the said property mentioned schedule F above with all right, title and interest to deal with.

It is observed from the record, the owner Kundalik Haribhau Kudale conveyed his right title and interest in the property mentioned in schedule F above in favour of M/s. Munisuvrat Properties by executing Sale Deed & Irrevocable Power of Attorney for the consideration more particularly mentioned in the said document the said Sale Deed and Irrevocable Power of Attorney same is registered in the office Sub-Registrar Haveli No. 5 at serial No. 3453/2016 & 3454/2016 respectively dt. 20/04/2016. By virtue of the said Sale Deed M/s. Munisuvrat Properties has got right title and interest in the said properties mentioned in the schedule F above to deal with any manner. Accordingly, name of M/s. Munisuvrat



Adv. Shrikant Keshav Kadam.

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Email. sklegalsolution@gmail.com, Cell No. 9822063789.**

Properties recorded to the 7/12 extract of the said property vide Mutation Entry No. 10380, by virtue of the same M/s. Munisuvrat Properties becomes the owner of the said property with all right title and interest to deal with any manner.

IN RESPECT OF PROPERTY MENTIONED IN SCHEDULE 'G'

It is observed from the record that, the property mentioned schedule F herein above is owned by Sonba Maruti Kudale his name also appears on 7/12 extract of the said property in owners and possessor column originally the said property numbered as Gat No. 410/1 same is renumbered as 409/1.

It is observed from the record, the owner Sonba Maruti Kudale and his son Maruti Sonba Kudale conveyed his right title and interest in the property mentioned in schedule G above in favour of Dnyanoba Ganpat Kudale for the consideration more particularly mentioned in the said document the said Sale Deed same is registered in the office Sub-Registrar Haveli No. 1 at serial No. 2421/1981 dt. 01/07/1981. By virtue of the said Sale Deed Dnyanoba Ganpat Kudale has got right title and interest in the said properties mentioned in the schedule G above to deal with any manner. Accordingly, name of Dnyanoba Ganpat Kudale recorded to the 7/12 extract of the said property vide Mutation Entry No. 619, by virtue of the same Dnyanoba Ganpat Kudale becomes the owner of the said property with all right title and interest to deal with any manner.

It is observed form the record that, the said Dnyanoba Ganpat Kudale died intestate on 09/03/2012 leaving behind his legal heirs i.e. son Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale, Pravin Dnyanoba Kudale and widow Aruna Dnyanoba Kudale as his only legal heirs, accordingly name of Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale, Pravin Dnyanoba Kudale and Aruna Vijay Dnyanoba Kudale recorded to the owners column of the 7/12 extract of the said property vide Mutation entry No. 8819.

It is also observed from the record that, the owners of property mentioned in schedule G herein above i.e. Vijay Dnyanoba Kudale, Avinash Dnyanoba Kudale,



Adv. Shrikant Keshav Kadam.

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Email. sklegalsolution@gmail.com, Cell No. 9822063789.

Pravin Dnyanoba Kudale and Aruna Vijay Dnyanoba Kudale and their family members have assigned the development rights of the said property in favour of M/s. Munisuvrat Properties by executing Development Agreement and Irrevocable Power of Attorney same is registered in the office of Sub-Registrar Haveli No. 27 at registration serial No. 11682/2022 and 11683/2022 dt. 23/08/2022, for the consideration more particularly mentioned in the said Deed.

By virtue of the said recitals mentioned herein above M/s. Munisuvrat Properties being owner and developer have got right and authority to develop the said properties mentioned in schedule A,B,C,D,E,F,G herein above and for that purpose to apply and obtained necessary approvals, permission, sanctions of plan. specifications, elevations sections from the competent authority and to commence and complete the construction of multistoried building/s as per sanction plan and further to sell, transfer, allot any such residential/commercial units being constructed to any prospective purchaser/s for the consideration they think fit and proper by execution of Agreements.

4. WHETHER ANY OTHER CHARGES OR ENCUMBRANCES-

That in order to find out any other charges or encumbrances if any on the said property mention herein before necessary search for 1995 to 2023 i.e. 30 years was caused in the office of Sub-Registrar Haveli No. 05, 17 & 24 by paying the requisite fees, going through the available Index II registers I did not come across any entry/ transaction adverse to the owners' title or found to have recorded and no any charges was also noticed as such.

5. OPINION-

After the perusal of the documents supplied to me and the search caused, I opine that, *M/s. Munisuvrat Properties being owner and developer have got right and authority to develop the said properties mentioned in schedule A,B,C,D,E,F,G herein above and for that purpose to apply and obtained necessary approvals, permission, sanctions of plan. specifications, elevations sections from the competent authority and to commence and complete the construction of*



Adv. Shrikant Keshav Kadam.

Add: Office No. 5 & 6, 'G' Floor, Ganesh Nagari Co-Op Society, Pradhikaran, Pune 44.
Email. sklegalsolution@gmail.com, Cell No. 9822063789.

multistoried building/s as per sanction plan and further to sell, transfer, allot any such residential/commercial units being constructed to any prospective purchaser/s for the consideration they think fit and proper by execution of Agreements.

This is the Search Report & Opinion.

Pune.

Dt. 11/10/2023.



Shrikant
Adv. Shrikant Keshav Kadam.