

Jagannath Gokhale in respect of his share in the said land. That the said Irrevocable Power of Attorney is executed and registered with the Sub Registrar Haveli No. 14 at Serial No. 20795/2023 dated 17/10/2023.

12) That thereafter Mr. Mukund Jagannath Gokhale and Mr. Nikhil Mukund Gokhale have released their half share from the Property bearing Survey No. 143 having Hissa No. 1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Wadmukhwadi, Taluka Haveli, District Pune in favour of Mr. Vishwanath Jagannath Gokhale, Mrs. Sarojini Vishwanath Gokhale and Mr. Prasad Vishwanath Gokhale. That the said Release Deed was duly executed with the Sub Registrar Haveli No. 5 at their Serial No. 21660/2023 dated 11/10/2023 and the same is recorded vide Mutation Entry No. 7814.

That after the said Release Deed Mr. Vishwanath Jagannath Gokhale, Mrs. Sarojini Vishwanath Gokhale and Mr. Prasad Vishwanath Gokhale became the absolute legal owners of the entire Property bearing Survey No. 143 having Hissa No. 1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares situated at Village Wadmukhwadi, Taluka Haveli, District Pune.

13) That thereafter Mrs. Dipali Nikhil Gokhale has executed Consent Deed in favour of Mr. Vishwanath Jagannath Gokhale, Mrs. Sarojini Vishwanath Gokhale and Mr. Prasad Vishwanath Gokhale for confirming the Release Deed which was executed with the Sub Registrar Haveli No. 5 at their Serial No. 21660/2023 dated 11/10/2023. That the said Consent Deed was duly executed with the Sub Registrar Haveli No. 5 at their Serial No. 21662/2023 dated 11/10/2023.

That thereafter Mr. Vishwanath Jagannath Gokhale and Others executed Sale Deed and Power of Attorney in respect of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.74 Ares and having total admeasuring area of 00 H. 23.74 Ares i.e. 2374 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 23.75



Ares i.e. 2375 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23.50 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 24.25 Ares i.e. 2425 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and having total admeasuring area about 00H 71.74 Ares i.e. 7174 Sq. Mtrs., in favour of M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 24664/2023 and 24665/2023 respectively dated 03/11/2023. And the same is recorded in the Revenue Records vide Mutation Entry No. 7848.

14) That M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 24/05/2024 by the Commencement Certificate No. B.P./Wadmukhwadi/44/2024 dated 24/05/2024.

15) That M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others are the absolute legal owners of the said property and they also have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Sale Deed, Power of Attorneys and other Documents and also taken 30 years i.e 1994 to 2024 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Vision Creative Enterprise LLP., A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others have the right of ownership over the said properties, which is more particularly described in the schedule written herein under subject to the existing provision of law.



SCHEDULE "A" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.74 Ares and having total admeasuring area of 00 H. 23.74 Ares i.e. 2374 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

Along with all right of apparent things thereto.

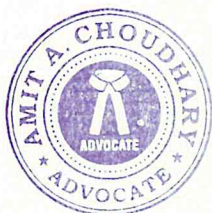
SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 23.75 Ares i.e. 2375 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

Along with all right of apparent things thereto.

SCHEDULE "C" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 143 having Hissa No. 1 i.e. Survey No. 143/1 having admeasuring area of 01 H. 27 Ares Plus Potkharaba admeasuring area of 00 H. 04 Ares having total admeasuring area of 01 H. 31 Ares out of area admeasuring 00 H. 23.50 Ares Plus Potkharaba admeasuring area of 00 H. 0.75 Ares and having total admeasuring area of 00 H. 24.25 Ares i.e. 2425 Sq. Mtrs., which is totally assessed at Rs. 08.12 Paise situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.



That the Property described in the Schedule "A", "B", "C" having total admeasuring area about 00 H. 71.74 Ares i.e. 7174 Sq. Mtrs., situated at Village Wadmukhwadi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune which is collectively bounded as under :-

On or towards East :- By 60 Mtrs. Wide Pune-Alandi Road.

On or towards West :- By Nala.

On or towards North :- By Remaining Property of Survey No. 143 having Hissa No. 1.

On or towards South :- By Property of Survey No. 142 having Hissa No. 1 of Mr. Mukund Jagannath Gokhale.

Along with all right of apparent things thereto.



AMIT A. CHOUDHARY
ADVOCATE