

AMRUTLAL J. SHAH

B. Com. (Hons) LL.B.

Advocate

Ref:

Office
3+5, CTS No. 1187/37, Amey Apartment,
Off: Ghole Road,
Shivaji Nagar, Pune - 411005
Fax : 020 25539716, Phone No : 25536776

Court :
Chamber No. 24, New Lawyer Chamber
District Chambers Compound
Shivajinagar, Pune - 411005
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FORMAT - A
(Circular No.:- 28/2021)

To
MahaRERA

29-07-2024

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No.45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 admeasuring Hector **00=39.5** Ares + S. No. 45/2 admeasuring Hector **00=08** Ares totally area Hector **00=47.5** Ares, Situated at Villate **Katraj**, Taluka Haveli, District Pune (said Plot").

- 1) I have investigated the title of the said Plot on the request of **M/S. VASTU CONSTRUCTION.** a registered partnership firm having its place of Business at. Office No. 6 & 7, "Green Park Building" Katraj, Pune - 411046, *Through its partner* **MR. RANGRAO VITTHALRAO SAWARE.** of Pune, (hereinafter referred to as the "**said Promoter/Developer**") and following documents :
- 2) Description of the Property/Plot.

All that piece and parcel of the Property bearing Survey Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 totally admeasuring Hector **00=47.5** Ares, (**4750** Sq. Mtr.) situated at village Katraj, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub. Registrar, Haveli No.1 to 27, and the Municipal Corporation of city of Pune, are adjusant to each other collectively bounded as follows

EAST : Boundary of Village Gujarwadi.
SOUTH : Road.
WEST : Remaining Portion out of S. No. 45/2.
NORTH : Road.

- 3) The documents of allotment of Plot.

- Release Deed dated 14/02/1997, (Register No. 1621/1997)
- Development Agreement dated 19/07/2007, (Register No. 6102/2007)
- Power of Attorney dated 19/07/2007, (Register No. 6103/2007)
- Sale Deed, dated 25/10/2012, (Register No. 8057/2012)
- Development Agreement dated 30/08/2007, (Register No. 8357/2007)
- Power of Attorney dated 30/08/2007, (Register No. 8358/2007)
- Development Agreement dated 24/07/2008, (Register No. 6446/2008)
- Power of Attorney dated 24/07/2008, (Register No. 6447/2008)
- Sale Deed, dated 17/09/2012, (Register No. 7298/2012)
- Development Agreement dated 26/04/2019, (Register No. 3199/2019)
- Power of Attorney dated 26/04/2019, (Register No. 3200/2019)
- Sale Deed, dated 05/03/2019, (Register No. 1693/2019)
- Development Agreement dated 18/08/2022 (Register No. 16335/2022)
- Power of Attorney dated 18/08/2022, (Register No. 16336/2022)
- Development Agreement dated 18/08/2022 (Register No. 16337/2022)
- Power of Attorney dated 18/08/2022, (Register No. 16338/2022)

4) 7/12 extracts Since 1993 to 2022 and Mutation Entries :- Nos. 859, 1833, 4086, 5148, 14862, 9937, 17196, 19621 and 20068.

5) I have caused the search in the concern Sub. Registrar, Haveli Pune for last 30 years i.e. 1995 to 2024 in respect of S. No. **45/2** at Village Katraj and also availed e-search from website "igrmaharashtra.gov.in".

6) On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property I am of the opinion that the title of following owner is clear, marketable and without any encumbrances.

- 7) Owners of the Property Portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 of Katraj. (described in Para 1 above) is owned by 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil 5) Mr. Bhagesh Shripad Mane. **(Project named Vastushree having Rera Registration No. P52100025388 on the plot having Survey No. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 & area of plot is 3950 Sq. Mt.)**
- 8) And Portion admeasuring 800 Sq. Mt. out of S. Nos. 45/2 of Katraj is owned by i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, & iv) Mr. Ramesh Arjun Nimbalkar.
(The project (Vastushree Phase-I) is to be constructed on the plot having Survey No. 45/2, & area of plot is 08.00 Acres i.e. 800 sq. mt.)
- 9) **Plot for Vastushree & Plot for Vastushree Phase-I are adjacent to each other & having Survey No. 45/2.**
- 10) Name of the Developer **M/s. Vastu Construction** *Through its partner Mr. Rangrao Vitthalrao Saware.*
- 11) The Report reflecting the flow of the title of the owners and rights of the Promoter/Developer on the said Plot is enclosed herewith as annexure.

Date: 29-07-2024



Amrutlal J. Shah

Advocate.

Amrutlal J. Shah
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FLOW OF THE TITLE OF THE SAID LAND.

Survey No. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4
totally admeasuring 4750 Sq. Mtr
Situating at Villate **Katraj**.

1) 7/12 extract of Survey No. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 at **Katraj**.

2) Mutation Entry No's.

- (a) Mutation Entry No. 859 in the year 1947.
- (b) Mutation Entry No. 1833 dated 06/07/1978.
- (c) Mutation Entry No.4086 dated 12/04/1983.
- (d) Mutation Entry No.5148 dated 08/03/1986.
- (e) Mutation Entry No.14862 dated 14/05/1998.
- (f) Mutation Entry No.9937 dated 01/06/1991.
- (g) Mutation Entry No.17196 dated 14/02/201.
- (h) Mutation Entry No. 19621 dated 14/05/2005.
- (i) Mutation Entry No.20068 dated 13/04/2006.

3) I have caused the search of Index II Register maintained by the Jt.Sub. Registrar, Haveli No. I, II and other concern Sub. Registrar, Haveli Pune for last 30 years i.e. 1995 to 2024 in respect of S. No. **45/2** at Village Katraj vide Receipt No. GRN. MH000910486202425E Dated 20/04/2024 also availed e-search from website "igrmaharashtra.gov.in".

5) Litigations if any : No Litigation has been pending in any Court of Law in respect of the S. No. **45/2** at Village Katraj.

DATE:- 29-07-2024

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LEGAL TITLE REPORT**1. DESCRIPTION OF THE PROPERTY :**

Sr. No	Survey No. Total Ares	Area Hector Are	Name of the Holders/Owner/s
1)	45/2	00=27.5 out of Hector 00=53 Ares	1) Mr. Rangrao Vitthalrao Saware 2) Mr. Akshay Anilkumar Jinde. 3) Mr. Gautam Shankar Kate. 4) Mr. Narsing Shrihari Patil. and M/s. Vastu Construction and i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, & iv) Mr. Ramesh Arjun Nimbalkar
2)	45/2/1	00=08	1) Mr. Rangrao Vitthalrao Saware 2) Mr. Akshay Anilkumar Jinde. 3) Mr. Bhagesh Shripad Mane.
3)	45/2/2	00=04	1) Mr. Rangrao Vitthalrao Saware 2) Mr. Akshay Anilkumar Jinde. 3) Mr. Bhagesh Shripad Mane.
4)	45/2/3	00=06	1) Mr. Rangrao Vitthalrao Saware 2) Mr. Akshay Anilkumar Jinde. 3) Mr. Bhagesh Shripad Mane.
5)	45/2/4	00=02	1) Mr. Rangrao Vitthalrao Saware 2) Mr. Akshay Anilkumar Jinde. 3) Mr. Gautam Shankar Kate. 4) Mr. Narsing Shrihari Patil.
	Total	00.47.5 (4750 Sq. Mt.)	

The entire properties in all admeasuring Hector **00=47.5** Ares,
(**4750** Sq. Mtr.) are adjusant to each other collectively bounded as follows

EAST : Boundary of Village Gujarwadi.

SOUTH : Road.

WEST : Remaining Portion out of S. No. 45/2.

NORTH : Road.

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Together with easement, appurtenance, pathways, accesses, ingress, egress, hereditaments, trees, water resources, ancillary and other rights relating thereto. (hereinafter, Collectively referred to as the "**said property**") *Which is the subject matter of this **TITLE REPORT.***

2. **INSTRUCTIONS :**

Under instructions from my client, **M/S. VASTU CONSTRUCTION.** a registered partnership firm having its place of Business at. Office No. 6 & 7, "Green Park Building" Katraj, Pune - 411046, *Through its partner **MR. RANGRAO VITTHALRAO SAWARE.*** of Pune, (hereinafter, for brevity, referred to as the "**said Developer**") I caused the search to have been taken in respect of the said Property. I am also instructed by them, to investigate the title to the said Property.

3. **SEARCH :**

- (a) I have caused the search of Index II Register maintained by the Jt.Sub. Registrar, Haveli No. I, II and other concern Sub. Registrar, Haveli Pune for last 30 years i.e. 1995 to 2024 both inclusive vide Receipt No. GRN. MH000910486202425E Dated 20/04/2024 so also availed e-search from website, "igrmaharashtra.gov.in".
- (b) Except the transactions herein recorded, no transaction relating to the said Property or any transaction encumbering the said Property was found.
- (c) The said search however, is subject to the registers available in the said offices, the same either having been sent for binding or in torn condition or not available.

4. **DOCUMENTS:**

The said Developer has entrusted the following Photostate copies of the documents to me for the purposes of investigating the title to the said Property.

- i) 7/12 extract of S. No. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 at Katraj.
- ii) Mutation Entry No's. 859, 1833, 4086, 5148, 14862, 9937, 17196, 19621, 20068, 25903, 25714, and 26269.
- iii) Zone Certificate No. Zone-2/5634 dated 29/12/2018.
- iv) Release Deed dated 14/02/1997, duly registered in the office of the Sub. Registrar, Haveli No.09 at Serial No.1621/1997 on same day, executed by i) Sou. Kalabai Baburao Khote, ii) Sou. Suman Chandrakant Jagtap and iii) Sou. Kausalya Maruti Pansare released all their rights, interests, claims and benefits in respect of the said Larger Property and other Lands, unto and in favour of their brothers being i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar
- v) Development Agreement dated 19/07/2007, duly registered in the office of the Sub.Registrar, Haveli No.09 Pune at Serial No.6102/2007, executed by owners i) Mr. Ankush Kondiba Yenpure, ii) Mr. Subhash SHriram Alwa, iii) Mr. Prashant Gopal Gokhle, and iv) Mr. Ashok Kondiba Yenpure in favour of **M/s. Shelar Constructions** Through its Partners i) Mr. Suhas Narayan Shelar, ii) Mr. Sachin Narayan Shelar (said Builder) relating to the properties bearing Survey No.45/2/1, 45/2/2 & 45/2/3 totally admeasuring Hector 00=18 Ares situated at Village Katraj.
- vi) Power of Attorney dated 19/07/2007, duly registered in the office of the Sub.Registrar, Haveli No.09 Pune at Serial No.6103/2007, executed by owners i) Mr. Ankush Kondiba Yenpure, ii) Mr. Subhash SHriram Alwa, iii) Mr. Prashant Gopal Gokhle, and iv) Mr. Ashok Kondiba Yenpure in favour of **M/s. Shelar Constructions** Through its Partners i) Mr. Suhas Narayan Shelar, ii) Mr. Sachin Narayan Shelar (said Builder) relating to the properties bearing Survey No.45/2/1, 45/2/2 & 45/2/3 totally admeasuring Hector 00=18 Ares situated at Village Katraj.
- vii) Sale Deed, dated 25/10/2012, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.8057/2012 on 29/10/2012, executed by owners Mr. Ankush Kondiba Yenpure and others through

their Constituted Attorney i) Mr. Suhas Narayan Shelar, ii) Mr. Sachin Narayan Shelar being a Partner of **M/s. Shelar Constructions** in favour of 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde and 3) Mr. Bhagesh Shripad Mane relating to the properties bearing Survey No.45/2/1, 45/2/2 and 45/2/3 totally admeasuring Hectar 00=18 Ares situated at Village Katraj.

- viii) Development Agreement dated 30/08/2007, duly registered in the office of the Sub.Registrar, Haveli No.09 Pune at Serial No.8357/2007, executed by owners i) Mr.Kisan Bhikoba Nimbalkar for himself and as natural guardian of Ku. Shekhar Kisan Nimbalkar, ii) Mrs.Indubai Kisan Nimbalkar, iii) Mrs. Latabai Kisan Nimbalkar, iv) Mr. Dyaneshwar Kisan Nimbalkar, v) Mr. Digamber Kisan Nimbalkar, in favour i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe relating to Portion admeasuring Hectar 00=13.5 Ares out of property bearing S. No.45/2 situated at Village Katraj.
- ix) Power of Attorney dated 30/08/2007, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.8358/2007, executed by owners i) Mr. Kisan Bhikoba Nimbalkar for himself and as natural guardian of Ku. Shekhar Kisan Nimbalkar, ii) Mrs.Indubai Kisan Nimbalkar, iii) Mrs. Latabai Kisan Nimbalkar, iv) Mr. Dyaneshwar Kisan Nimbalkar, v) Mr. Digamber Kisan Nimbalkar, in favour i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe relating to Portion admeasuring Hectar 00=13.5 Ares out of property bearing S, No.45/2 situated at Village Katraj.
- x) Development Agreement dated 24/07/2008, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.6446/2008, on 25/07/2008 executed by owners i) Mr. Mustaph Ibrahim Kazi and ii) Mr. Baburao Bapu Shelar in favour of i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe relating to Property bearing Survey No.45/4 admeasuring Hectar 00=02 Ares situated at Village Katraj.
- xi) Power of Attorney dated 24/07/2008, duly registered in the office of the Sub.Registrar, Haveli No.09 Pune at Serial No.6447/2008, on 25/07/2008 executed by owners i) Mr. Mustaph Ibrahim Kazi and ii) Mr. Baburao Bapu Shelar in favour of i)Mr.Balkrishna Dyanoba Phate ii) Mr.Sunil Chandrakant

Kamthe relating to Property bearing Survey No.45/4 admeasuring Hector 00=02 Ares situated at Village Katraj.

- xii) Sale Deed, dated 17/09/2012, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.7298/2012 on 26/09/2012, executed by First owners Mr. Kisan Bhikoba Nimbalkar and others through their Constituted Attorney i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe and Second Owners i) Mr. Mustaph Ibrahim Kazi and ii) Mr. Baburao Babu Shelar through their Constituted Attorney i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe in favour of 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil. relating to the Portion admeasuring Hector 00=13.5 Ares out of property bearing Survey No.45/2 and Property bearing Survey No.45/4 admeasuring Hector 00=02 Ares totally admeasuring Hector 00=15.5 Ares situated at Village Katraj.
- xiii) Development Agreement dated 26/04/2019, duly registered in the office of the Jt.Sub. Registrar, Haveli No.02 Pune at Serial No. 3199/2019, on same day executed by owners 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate 4) Mr. Narsing Shrihari Patil and 5) Mr. Bhagesh Shripad Mane in favour of **M/S. VASTU CONSTRUCTION Through its partner Mr. Rangrao Vitthalrao Saware** (said Developer) relating to Property bearing Survey No. 45/2, 45/2/1, 45/2/2, 45/2/3 and 45/2/4 totally admeasuring Hector 00=33.5 Ares situated at Village Katraj (Said Property)
- xiv) Power of Attorney dated 26/04/2019, duly registered in the office of the Jt.Sub. Registrar, Haveli No.02 Pune at Serial No. 3200/2019, executed by owners 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate 4) Mr. Narsing Shrihari Patil and 5) Mr. Bhagesh Shripad Mane in favour of **M/S. VASTU CONSTRUCTION Through its partner Mr. Rangrao Vitthalrao Saware** (said Developer) relating to Property bearing Survey No. 45/2, 45/2/1, 45/2/2, 45/2/3 and 45/2/4 totally admeasuring Hector 00=33.5 Ares situated at Village Katraj

- xv) Sale Deed, dated 05/03/2019, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.1693/2019 on same day, executed by owners Mr. Arjun Bhikoba Nimbalkar and his family members in favour of **M/s. Vastu Construction Through its partner Mr. Rangrao Vitthalrao Saware** relating to the Portion admeasuring Hectar 00=06 Ares out of their shares out of Survey No.45/2 situated at Village Katraj.
- xvi) Development Agreement dated 18/08/2022, duly registered in the office of the Jt. Sub.Registrar, Haveli No.01 Pune at Serial No.16335/2022, on same day executed by owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar in favour of **M/S. VASTU CONSTRUCTION. Through its partner MR. RANGRAO VITTHALRAO SAWARE.** relating to the portion admeasuring Hectar 00=04 Ares (400 Sq. Mtr) out of property bearing Survey No. 45/2 situated at Village Katraj.
- xvii) Power of Attorney dated 18/08/2022, duly registered in the office of the Jt. Sub.Registrar, Haveli No.01 Pune at Serial No.16336/2022, on same day executed by owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar in favour of **M/S. VASTU CONSTRUCTION. Through its partner MR. RANGRAO VITTHALRAO SAWARE.** relating to the portion admeasuring Hectar 00=04 Ares (400 Sq. Mtr) out of property bearing Survey No. 45/2 situated at Village Katraj.
- xviii) Development Agreement dated 18/08/2022, duly registered in the office of the Jt. Sub.Registrar, Haveli No.01 Pune at Serial No.16337/2022, on same day executed by owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar in favour of **M/S. VASTU CONSTRUCTION. Through its partner MR. RANGRAO VITTHALRAO SAWARE.** relating to the portion admeasuring Hectar 00=04 Ares (400 Sq. Mtr) out of property bearing Survey No. 45/2 situated at Village Katraj.

- xix) Power of Attorney dated 18/08/2022, duly registered in the office of the Jt. Sub.Registrar, Haveli No.01 Pune at Serial No.16338/2022, on same day executed by owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar in favour of **M/S. VASTU CONSTRUCTION**. *Through its partner MR. RANGRAO VITTHALRAO SAWARE.* relating to the portion admeasuring Hecter 00=04 Ares (400 Sq. Mtr) out of property bearing Survey No. 45/2 situated at Village Katraj.
- xx) NA. order No. NA/SR/403/2019 dated 23/12/2019 for portion admeasuring 3950 Sq. Mt. out of Survey Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 respect of the said Property.
- xxi) Commencement Certificates vide No. i) CC/1907/19 dated 25/11/2019, ii) CC/2013/20 dated 15/03/2021, iii) CC/0293/21 dated 17/05/2021, iv) CC/0940/21 dated 15/07/2021 for the portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 of Katraj issued by Pune Municipal Corporation.
- xxii) Completion Certificate Vide No.OCC/0308/23 dated 16/06/2023 for the portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 of Katraj granted by Pune Municipal Corporation.

5. **INDICENTS :**

- (a) The property bearing S. No. **45** Hissa No. **2** (Old Survey No. 79/2) situated at Village **Katraj**, Taluka Haveli, District Pune, (hereinafter referred to as the "**Said Larger property**") originally owned and possessed by Mr. Tulsiram Aaba Nimbalkar whose name also stands entered in the 7/12 extract of the said Larger Property.
- (b) The Mutation Entry No. 859 discloses that, Tulsiram Aaba Nimbalkar died in the year 1947 accordingly names of his legal heirs and representatives viz. son Mr. Bhika Tulsiram Nimbalkar was mutated in the record of rights vide ME No.859 to the aforesaid Larger Property,

- (c) The Mutation Entry No. 1833 dated 06/07/1978 discloses that, said owner Mr. Bhikoba allies Bhika Tulsiram Nimbalkar had obtained loan under Simple Mortgage deed from Union Bank of India and, accordingly, the name of said Bank was mutated in the other right column of the record of right of the said Larger Property i.e. Old S. No. 79/1 vide ME No.1833.
- (d) The Mutation Entry No.4086 dated 12/04/1983 discloses that, Mr. Bhikoba allies Bhika Tulsiram Nimbalkar died on 28/03/1983 and accordingly names of his legal heirs viz. four sons i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, three married daughters v) Sou. Kalabai Baburao Khote, vi) Sou. Suman Chandrakant Jagtap, vii) Sou, Kausalya Maruti Pansare and widow viii) Smt. Narmada Bhikoba Nimbalkar were mutated in the record of rights to the aforesaid Larger Property i.e. Old S.No.79/2 vide ME No. 4086.
- (e) The Mutation Entry No.5148 dated 08/03/1986 discloses that, Mr. Bhikoba Tulsiram Nimbalkar had repaid the loan amount to the said Union Bank of India in the year of 1986 and, accordingly, pursuant to the application of Mr. Kisan Bhikoba Nimbalkar being one of the owner, name of the said Bank was deleted from other rights column of the record of right of the said Larger Property i.e. Old S.No.79/2 vide ME No.5148.
- (f) The Mutation Entry No.6212 dated 18/08/1987 discloses that, By the Sale Deed 18/12/1986, registered in the office of the Sub.Registrar, Haveli at Serial No.10463/1986 said owners i.e. i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, v) Sou. Kalabai Baburao Khote, vi) Sou. Suman Chandrakant Jagtap, vii) Sou, Kausalya Maruti Pansare, viii) Smt. Narmada Bhikoba Nimbalkar sold, assigned, transferred and/or conveyed Portion admeasuring Hector 00=08 Ares out of Old S. No. 79/2 i.e. the Said Larger property unto and in favour of Mr. Ankush Dhondiba Yenpure and accordingly, said Survey Number was sub divided into two parts consequent to which Old S. No. 79/2 admeasuring Hector 00=77 Ares said Larger Property continued in the name of Mr. Kisan Bhikoba Nimbalkar and others and Survey No. **79/2/1**, admeasuring Hector 00=08 Ares

(Property No.2) was mutated in the name of Mr. Ankush Dhondiba Yenpure the aforesaid purchaser in the record of rights, vide ME No. 6212, and remark "subject to Section 84C" of BT&AL Act is kept therein,

- (g) It also appears that, Section 84/C of BT&AL Act, was made applicable, but Vide order No. 84C/SR/119/1988 dated 29/04/1988, passed by concerned authority, the entry U/s 84C was deleted from 7/12 extract of the said Property, vide Mutation Entry No.7002, and Mr. Ankush Dhondiba Yenpure became absolute owner of the said Property No.1 i.e. S. No. 79/2/1.
- (h) The Mutation Entry No.6213 dated 18/08/1987 discloses that, By the Sale Deed 18/12/1986, registered in the office of the Sub.Registrar, Haveli at Serial No.10464/1986 said owners i.e. i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, v) Sou. Kalabai Baburao Khote, vi) Sou. Suman Chandrakant Jagtap, vii) Sou, Kausalya Maruti Pansare, viii) Smt. Narmada Bhikoba Nimbalkar sold, assigned, transferred and/or conveyed Portion admeasuring Hector 00=04 Ares out of Old S. No. 79/2 i.e. the Said Larger property unto and in favour of Mr. Subhash Shriniwas Alwa and accordingly, said Survey Number was sub divided into two parts consequent to which Old S. No. 79/2 admeasuring Hector 00=74 Ares said Larger Property continued in the name of Mr. Kisan Bhikoba Nimbalkar and others and Survey No. **79/2/2**, admeasuring Hector 00=04 Ares (Property No.3) was mutated in the name of Mr. Subhash Shriniwas Alwa the aforesaid purchaser in the record of rights, vide ME No. 6213, and remark "subject to Section 84C" of BT&AL Act is kept therein,
- (i) It also appears that, Section 84/C of BT&AL Act, was made applicable, but Vide order No. 84C/SR/118/1988 dated 29/04/1988, passed by concerned authority, the entry U/s 84C was deleted from 7/12 extract of the said Property, vide Mutation Entry No.7001, and Mr. Subhash Shriniwas Alwa became absolute owner of the said Property No. 3 i.e. S. No. 79/2/2.
- (j) The Mutation Entry No.6214 dated 18/08/1987 discloses that, By the Sale Deed 18/12/1986, registered in the office of the Sub.Registrar, Haveli at Serial No.10465/1986 said owners i.e. i) Mr. Kisan Bhikoba Nimbalkar, ii)

Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, v) Sou. Kalabai Baburao Khote, vi) Sou. Suman Chandrakant Jagtap, vii) Sou, Kausalya Maruti Pansare, viii) Smt. Narmada Bhikoba Nimbalkar sold, assigned, transferred and/or conveyed Portion admeasuring Hector 00=06 Ares out of Old S. No. 79/2 i.e. the Said Larger property unto and in favour of i) Mr. Prashant Gopal Gokhle ii) Mr. Ashok Dhondiba Yenpure and accordingly, said Survey Number was sub divided into two parts consequent to which Old S. No. 79/2 admeasuring Hector 00=67 Ares said Larger Property continued in the name of Mr. Kisan Bhikoba Nimbalkar & others and Survey No. **79/2/3**, admeasuring Hector 00=06 Ares (Property No.4) was mutated in the name of i) Mr. Prashant Gopal Gokhle ii) Mr. Ashok Dhondiba Yenpure the aforesaid purchasers in the record of rights, vide ME No. 6214, and remark "subject to Section 84C" of BT&AL Act is kept therein,

- (k) It also appears that, Section 84/C of BT&AL Act, was made applicable, but Vide order No. 84C/SR/117/1988 dated 29/04/1988, passed by concerned authority, the entry U/s 84C was deleted from 7/12 extract of the said Property, vide Mutation Entry No.7000, and i) Mr. Prashant Gopal Gokhle ii) Mr. Ashok Dhondiba Yenpure became absolute owners of the said Property No.4 i.e. S. No. 79/2/3.
- (l) The Mutation Entry No.7802 dated 17/01/1989 discloses that, By the Sale Deed the said owners i.e. i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, v) Sou. Kalabai Baburao Khote, vi) Sou. Suman Chandrakant Jagtap, vii) Sou, Kausalya Maruti Pansare, viii) Smt. Narmada Bhikoba Nimbalkar sold, assigned, transferred and/or conveyed Portion admeasuring Hector 00=02 Ares out of Old S. No. 79/2 i.e. the Said Larger property unto and in favour of i) Mr. Mustak Ibrahim Kazi, ii) Mr. Baburao Bapu Shelar and accordingly, said Survey Number was sub divided into two parts consequent to which Old S. No. 79/2 admeasuring Hector 00=65 said Larger Property continued in the name of Mr. Kisan Bhikoba Nimbalkar & others and Survey No. **79/2/4**, admeasuring Hector 00=02 Ares (Property No.5) was mutated in the name of i) Mr. Mustak

Ibrahim Kazi, ii) Mr. Baburao Bapu Shelar the aforesaid purchasers in the record of rights, vide ME No. 7802,

- (m) The Mutation Entry No.9937 dated 01/06/1991 states and discloses that, the Village Katraj was bifurcated in to Four parts stating about three more villages added to said Village Katraj bring in to existence No. (1) Katraj Village itself, (2) Gujar-Nimbalkarwadi, (3) Mangade-Wadi and lastly (4) Bhilare-Wadi wherein the Old Survey Numbers of Village Katraj were given New Numbers and also inserted in the above three New Villages as particularly mentioned in this Mutation Entry as per the order passed by Tahasildar Saheb Haveli, vide No. THN/KV/421/90 dated 21/05/1090 Inter alia, Old Survey Numbers were given and inserted as new Survey Numbers as below of Village Katraj Old Survey No. 79 was given and allotted New S. No. 45 of Village Katraj

Old S. No. 79/2 has been given to New S. No. 45/2. (Property No.1)

Old S. No. 79/2/1 has been given to New S. No. 45/2/1. (Property No.2)

Old S. No. 79/2/2 has been given to New S. No. 45/2/2. (Property No.3)

Old S. No. 79/2/3 has been given to New S. No. 45/2/3. (Property No.4)

Old S. No. 79/2/4 has been given to New S. No. 45/2/4. (Property No.5)

- (n) The Mutation Entry No. 14862 dated 14/05/1998 discloses that, by Release Deed dated 14/02/1997, duly registered in the office of the Sub. Registrar, Haveli No.09 at Serial No.1621/1997 on same day, executed by i) Sou. Kalabai Baburao Khote, ii) Sou. Suman Chandrakant Jagtap and iii) Sou. Kausalya Maruti Pansare released all their rights, interests, claims and benefits in respect of the said Larger Property and other Lands, unto and in favour of their brothers being i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar accordingly, their names were deleted from the record of right of said Property No. 1 i.e. S. No. 45/2 and other lands.
- (o) The Mutation Entry No.17196 dated 14/02/201 discloses that, By the Sale Deed the said owners i.e. i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, v) Smt. Narmada Bhikoba Nimbalkar sold, assigned,

transferred and/or conveyed Portion admeasuring Hectar 00=02 Ares out of Old S. No. 79/2 out of total area admeasuring Hectar 00=65 Ares unto and in favour of Mrs. Shalan Hindurao Patil pursuant to which her name stands entered in the 7/12 extract of the Property No.1 vide ME No. 17196.

- (p) The Mutation Entry No. 19621 dated 14/05/2005 discloses that, due to partition & mutual understanding between amongst the members of Nimbalkar family and pursuant to application and written statement the portion of the Land being S. No. **45/2** was divided as under,
- i) Portion admeasuring H 00=15 Ares came to the exclusive share of Mr. Kisan Bhikoba Nimbalkar.
 - ii) Portion admeasuring H 00=21 Ares came to the exclusive share of Mr. Pandit Bhikoba Nimbalkar.
 - iii) Portion admeasuring H 00=11.5 Ares came to the exclusive share of Mr. Narayan Bhikoba Nimbalkar.
 - iv) Portion admeasuring H 00=15.5 Ares came to the exclusive share of Mr. Arjun Bhikoba Nimbalkar.

whose name also stands duly entered on 7/12 extract as owner of their respective shares in the said Property No.1 Vide Mutation Entry No. 19621, pursuant to which they became absolute owners of their respective shares of the said Property No.1.

- (q) The Mutation Entry No.20068 dated 13/04/2006 discloses that, Narmada Bhikoba Nimbalkar died on 16/08/205 and accordingly names of his legal heirs viz. four sons i) Mr. Kisan Bhikoba Nimbalkar, ii) Mr. Pandit Bhikoba Nimbalkar iii) Mr. Narayan Bhikoba Nimbalkar iv) Mr. Arjun Bhikoba Nimbalkar, three married daughters v) Sou. Kalabai Baburao Khote, vi) Sou. Suman Chandrakant Jagtap, vii) Sou. Kausalya Maruti Pansare, however before death of Smt. Narmada Bhikoba Nimbalkar her legal heirs No. 05 to 07 are already released their rights in favour of legal heirs No. 01 to 04 by Release Deed dated 14/02/1997 as mentioned above hence name of legal heirs No. 01 to 04 were stand duly entered in the record of rights to the aforesaid Property No.1.

- (r) It appears that pursuant to the Development Agreement dated 19/07/2007 which is duly registered in the office of the Sub.Registrar, Haveli No. 09 Pune at Serial No.6102/2007, said owners i) Mr. Ankush Kondiba Yenpure, ii) Mr. Subhash Shriram Alwa, iii) Mr. Prashant Gopal Gokhle, and iv) Mr.Ashok Kondiba Yenpure have brought the development and construction rights in respect of the Property bearing Survey No. 45/2/1, 45/2/2 and 45/2/3 (Property No. 2, 3, and 4) totally admeasuring Hecter 00=18 Ares situated at Village Katraj, Taluka Haveli, Dist Pune unto and in favour of M/s. Shelar Constructions Through its Partners i) Mr. Suhas Narayan Shelar, ii) Mr. Sachin Narayan Shelar (said Builder) in consideration payable by the said Builder to the said owner, & eventually also agreeing to convey the said properties to them and/or their nominee.
- (s) It further appears that pursuant to the Power of Attorney dated 19/07/2007 duly registered in the office of the Sub.Registrar, Haveli No.09 Pune at Serial No.6103/2007, said Owners authorized and empowered i) Mr. Suhas Narayan Shelar, ii) Mr. Sachin Narayan Shelar being a Partners of M/s. Shelar Constructions, to perform, comply with and execute various acts, deeds and things in respect of the said Property No. 2, 3, and 4.
- (t) It appears that pursuant to the Development Agreement dated 30/08/2007, duly registered in the office of the Sub.Registrar, Haveli No. 09 Pune at Serial No. 8357/2007, the said owners i.e. i) Mr.Kisan Bhikoba Nimbalkar for himself and as natural guardian of Ku. Shekhar Kisan Nimbalkar, ii) Mrs. Indubai Kisan Nimbalkar, iii) Mrs. Latabai Kisan Nimbalkar, iv) Mr. Dyaneshwar Kisan Nimbalkar, v) Mr. Digamber Kisan Nimbalkar, have brought the development and construction rights in respect of the Portion admeasuring Hecter 00=13.5 Ares out of property bearing Survey No.45/2 (Property No. 1) situated at Village Katraj, Taluka Haveli, Dist Pune unto and in favour of i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe (said Promoter) in consideration payable by the Promoter to the said owners & eventually also agreeing to convey the said properties to them and/or their nominee.

- (u) It further appears that pursuant to the Power of Attorney dated 30/08/2007, duly registered in the office of the Sub.Registrar, Haveli No. 09 at Serial No. 8358/2007, the said Owners authorized & empowered i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe (said Promoter) to perform, comply with and execute various acts, deeds and things in respect of the said Portion out of the said Property No. 1.
- (v) It appears that pursuant to the Development Agreement dated 24/07/2008, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.6446/2008, on 25/07/2008 the said owners i.e. i) Mr. Mustaph Ibrahim Kazi and ii) Mr. Baburao Babu Shelar have brought the development and construction rights in respect of the property bearing Survey No. 45/4 admeasuring Hectore 00=02 Ares (Property No.5) situated at Village Katraj, Taluka Haveli, Dist Pune unto and in favour of i) Mr. Balkrishna Dyanoba Phate and ii) Mr. Sunil Chandrakant Kamthe (said Promoter) in consideration payable by the Promoter to the said owners.
- (w) It further appears that pursuant to the Power of Attorney dated 24/07/2008, duly registered in the office of the Sub. Registrar, Haveli No. 09 Pune at Serial No.6447/2008 the said Owners authorized & empowered i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe (said Promoter) to perform, comply with and execute various acts, deeds and things in respect of the said Portion out of the said Property No. 5.
- (x) The Mutation Entry No.25903 dated 20/12/2012 discloses that, By Sale Deed dated 25/10/2012, which is duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.8057/2012 on 29/10/2012 the said owners i.e. i) Mr. Ankush Kondiba Yenpure, ii) Mr. Subhash Shriram Alwa, iii) Mr. Prashant Gopal Gokhle, and iv) Mr. Ashok Kondiba Yenpure through their Constituted Attorney i) Mr. Suhas Narayan Shelar, ii) Mr. Sachin Narayan Shelar being a Partner of M/s. Shelar Constructions sold, assigned, transferred and/or conveyed the said properties bearing Survey No.45/2/1, 45/2/2 and 45/2/3 totally admeasuring Hectore 00=18 Ares (Property No. 2, 3 and 4) situated at Village Katraj, unto and in favour of 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde & 3) Mr. Bhagesh Shripad Mane, pursuant to which her name stands entered in the 7/12 extract of the said Property No. 2, 3 and 4 vide ME No. 25903.

- (y) The Mutation Entry No. 25714 and 26269 discloses that, By Sale Deed dated 17/09/2012, which is duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.7298/2012 on 26/09/2012, the said First owners i.e. Mr. Kisan Bhikoba Nimbalkar and others through their Constituted Attorney i) Mr. Balkrishna Dyanoba Phate, ii) Mr. Sunil Chandrakant Kamthe and Second Owners i.e. i) Mr. Mustaph Ibrahim Kazi and ii) Mr. Baburao Bapu Shelar through their Constituted Attorney i) Mr. Balkrishna Dyanoba Phate and ii) Mr. Sunil Chandrakant Kamthe sold, assigned, transferred and/or conveyed the Portion admeasuring Hector 00=13.5 Ares out of property bearing Survey No.45/2 (Property No.1) and Property bearing S. No.45/4 admeasuring Hector 00=02 Ares (Property No. 5) totally admeasuring Hector 00=15.5 Ares situated at Village Katraj, unto and in favour of 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil pursuant to which her name stands entered in the 7/12 extract of the said Property No. 1 and 5 vide ME No. 25714 and 26269.
- (z) Thus, pursuant to the above sale deeds, 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil became absolute owner of Property No. 1 and 5, also 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde and 3) Mr. Bhagesh Shripad Mane became absolute owner of Property No. 2, 3 and 4.
- (aa) It appears that pursuant to the Development Agreement dated 26/04/2019, which is duly registered in the office of the Jt.Sub. Registrar, Haveli No.02 Pune at Serial No. 3199/2019, on same day said owners 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil 5) Mr. Bhagesh Shripad Mane have brought the development and construction rights in respect of the Property bearing Survey No. 45/2, 45/2/1, 45/22/2, 45/2/3 and 45/2/4 totally admeasuring Hector 00=33.5 Ares situated at Village Katraj, Taluka Haveli, Dist Pune unto and in favour of **M/S. VASTU CONSTRUCTION.** a partnership firm having its place of Business at. Office No. 6 & 7, "Green Park Building" Katraj, Pune - 411046, *Through its partner* **MR. RANGRAO VITTHALRAO SAWARE.** of Pune, (the said

"DEVELOPER", for short) in consideration payable by the Developer to the said owners, (said Property) in kind in the form of construction of residential & commercial Blocks out of total FAR/FSI in the said Property as mentioned in the said Development Agreement and eventually also agreeing to convey the said property to them and/or their nominee.

- (bb) It further appears that pursuant to the Power of Attorney dated 26/04/2019, which is duly registered in the office of the Jt.Sub. Registrar, Haveli No.02 Pune at Serial No. 3200/2019, on same day, on same day, the said Owners i.e. 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil 5) Mr. Bhagesh Shripad Mane authorized and empowered **MR. RANGRAO VITTHALRAO SAWARE** being a Partners of **M/S. VASTU CONSTRUCTION** to perform, comply with and execute various acts, deeds and things in respect of the said Property.
- (cc) Thereafter, By Sale Deed, dated 05/03/2019, duly registered in the office of the Sub. Registrar, Haveli No.09 Pune at Serial No.1693/2019 on same day, executed by owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar and iv) Mr. Ramesh Arjun Nimbalkar in favour of **M/s. Vastu Construction Through its partner Mr. Rangrao Vitthalrao Saware** relating to the Portion admeasuring Hecter 00=06 Ares out of their shares admeasuring Hecter 00=15 Ares out of Survey No.45/2 situated at Village Katraj (said Property No.1)
- (dd) Thereafter, the Developer / Owner prepared the building plan, for the portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 containing commercial and residential units and to be constructed on the said property and submitted to the Pune Municipal Corporation and Pune Municipal Corporation has approved and sanctioned the building plan vide its Commencement Certificate No.CC/1907/19 dated 25/11/2019 which is revised time to time vide No. CC/2013/20 dated 15/03/2021, vide No.CC/0293/21 dated 17/05/2021, vide No.CC/0940/21 dated 15/07/2021 of the said Property.

- (ee) Thereafter, the said Developer applied for the N.A, and as per order of Maharashtra Government (Revenue and Forest Department) under notification No. NA-2017/P.K.115/T-1 dated 17/08/2017. The Tahsildar Haveli, Pune vide it's order No. NA/SR/403/2019 dated 23/12/2019 granted N.A. permission in for the portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 of Katraj.
- (ff) Also the Developer has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with Rules framed thereunder with the Real Estate Regulatory Authority, vide registration No. P52100025388 for the portion admeasuring 3950 Sq. Mt. out of the said Property.
- (gg) Accordingly the Promoter completed the construction of the said Building for the portion admeasuring 3950 Sq. Mt. out of the said Property by utilising total FSI as witnessed by the Completion Certificate Vide No. OCC/0308/23 dated 16/06/2023 granted by Municipal Corporation of City of Pune, the said building is known as "**VASTUSHREE**"
- (hh) Portion admeasuring Hector 00=08 Ares out of property bearing Survey No.45/2 situated at Village Katraj is belong to i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar
- (ii) It appears that pursuant to the two separate Development Agreements both dated 18/08/2022, which were duly registered in the office of the Jt.Sub. Registrar, Haveli No. 01 at Serial No. 16335/2022 & 16337/2022, on same day the said owners i.e. owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar have brought development & construction rights in respect of the Portion admeasuring Hector 00=08 Ares out of property bearing Survey No.45/2 situated at Village Katraj, Taluka Haveli, Dist Pune in favour of **M/S. VASTU CONSTRUCTION.** a partnership firm having its place of Business at. Office No. 6 & 7, "Green Park Building" Katraj, Pune - 411046, *Through its partner* **MR. RANGRAO VITTHALRAO SAWARE.** of Pune, (the said "**DEVELOPER**", for short) in consideration

payable by the Developer to the said owners in kind in the form of construction of residential & commercial Blocks out of total FAR/ FSI in the said Property as mentioned in the said Development Agreement and eventually also agreeing to convey the said property to them and/or their nominee.

- (jj) It further appears that pursuant to the two separate Power of Attorney's both dated 18/08/2022, which were duly registered in the office of the Jt.Sub. Registrar, Haveli No. 01 Pune at Serial No. 16336/2022 and 16338/2022, on same day the said owners i.e owners i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs.Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar authorized and empowered **MR. RANGRAO VITTHALRAO SAWARE** being a Partner of **M/S. VASTU CONSTRUCTION** to perform, comply with and execute various acts, deeds and things in respect of the said Property.
- (kk) As per the information given by the said Developers it appears that the said Developers has started construction of building on the portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 of Katraj and also entered into various agreements to sell with the intending purchaser who have agreed to purchase ownership blocks, and same have also mortgaged their respective Flats/Units, Except the above Flat Agreements and Mortgage Deed, I did not find any transaction encumbering the said property.
6. **CEILING ACT** :- Since the said Property was within the preview of the Urban Land (Ceiling and Regulation) Act, 1976. But since the said Act has been repealed, no provisions therefore applicable to this property.
7. **ZONE** :- In the Revised Development Plan of the Pune Municipal Corporation, & vide Zone Certificate No. Zone-2/5634 dated 29/12/2018, the Property bearing Survey No. 45 situated at Village Katraj is in residential zone and as partly reserved for Park-6A, BDP-6, and affected by 18 and 12 meter wide D.P. Road.

8. **ADVERTISEMENT** :- I have published a public Notice in daily PRABHAT on 22nd November 2018, in respect of the said Property thereby invited objections if any for verification of the Title of the said property in favour of said owners, However I have not received any objection in respect of the said property.
9. **OPINION** : On the basis of the perusal of the documents, search taken & information given to me, as herein before mentioned, I am of the opinion that,
- (a) Portion admeasuring 3950 Sq. Mt. out of S. Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 of Katraj. (described in Para 1 above) is owned by 1) Mr. Rangrao Vitthalrao Saware, 2) Mr. Akshay Anilkumar Jinde, 3) Mr. Gautam Shankar Kate and 4) Mr. Narsing Shrihari Patil 5) Mr. Bhagesh Shripad Mane and Portion admeasuring 800 Sq. Mt. out of S. Nos. 45/2 of Katraj is owned by i) Mr. Arjun Bhikoba Nimbalkar, ii) Mrs. Ujwala Arjun Nimbalkar, iii) Mr. Rajesh Arjun Nimbalkar, and iv) Mr. Ramesh Arjun Nimbalkar.
- (b) the said Property is free from encumbrances and is marketable.
- (c) the said Developer, by virtue of the Development Agreement and Power of Attorney as mentioned above, is entitled to develop the said Property, by constructing a new buildings comprising of independent blocks for residence and commercial purpose commonly known as "**Ownerships Scheme**". subject to terms mentioned in para No. (5-aa) and (5-ii) and also para (5-kk) above.
- (d) the said Developer, subject to reservations as mentioned in para (5-aa), (5-ii) and also (5-kk) above, is entitled to construct the new buildings on the said Property, comprising of independent blocks, and sell the same to any desiring purchasers.

Pune :

Amrutlal J. Shah
B.Com., L.L.B. (Advocate)
Shree Ameya Apartment, 1187 / 37,
Shivajinagar, Pune - 411005.
Ph.: 25534463, 25536776
Mob : 9422006155


Amrutlal J. Shah
Advocate

[Tit:Katraj-45-Phase-II-7]



CHALLAN
MTR Form Number-6



GRN	MH000910486202425E	BARCODE			Date	20/04/2024-14:08:37		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 HVL2_HAVELI 2 JOINT SUB REGISTRAR					Full Name		Adv A J Shah			
Location PUNE					Flat/Block No.		1187 Arney Apartment			
Year 2024-2025 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				750.00		Shivajinagar				
						Area/Locality				
						Pune				
						Town/City/District				
						PIN				
						4 1 1 0 0 5				
						Remarks (If Any)				
						Katraj S No 45/2 S No 45/2/1 S No 45/2/2 S No 45/2/3 S No 45/2/4 Years				
						30 1995 To 2024				
						Amount In				
						Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No		00040572024042063156 IK0CSNWNK5	
Cheque/DD No.					Bank Date		RBI Date		20/04/2024-14:24:08 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 :

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

अथवा चालन "राज्य अर्थ मंत्रालय" याद्वारे नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा प्रत्येकादी लागू नाही.

Mobile No. 8422006155

AMRUTLAL J. SHAH

B. Com. (Hons) LL.B.

Advocate

Ref:

Office

3+5, CTS No. 1187/37, Amey Apartment,
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Shivaji Nagar, Pune - 411005
Fax : 020 25539716, Phone No : 25536776

Court :

Chamber No. 24, New Lawyer Chamber
District Chambers Compound
Shivajinagar, Pune - 411005
email : aj @ kblaw.net

DATE:- 29-07-2024

FORMAT- A

(Circular No. : 28/2021)

To

MahaRERA

TITLE AND NO ENCUMBRANCE CERTIFICATE

On the basis of the relevant documents and revenue record made available and information given to me and subject to whatever stated in my Title Report of even date, I am of the opinion that the said Property described in the Schedule written hereunder are owned by the respective owners as mentioned in Title Report of even date, subject to the development rights thereof vested with **M/S. VASTU CONSTRUCTION** (said **Promoter**), the same is free from all encumbrance and doubt and the respective owners thereof have clean, clear and marketable title thereto,

The said Promoter subject to reservations as mentioned in the said Title Report, is entitled to construct the new building on the said Property, comprising of independent blocks, and sell the same to any desiring purchasers.

SCHEDULE

All that piece and parcel of the Property bearing Survey Nos. 45/2, 45/2/1, 45/2/2, 45/2/3, & 45/2/4 totally admeasuring Hectar **00=47.5** Ares, (**4750** Sq. Mtr.) situated at village Katraj, Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub. Registrar, Haveli No.1 to 27, and within the limit of Pune Municipal Corporation,

Together with all easements, accesses, pathways, ingress, egress, sand, stones and things lying in or thereon, and all other ancillary and supplementary rights, title, interest & claims thereto.

PUNE :


ADVOCATE

Amrutlal J. Shah

B.Com., LL.B. (Advocate)

Shree Ameya Apartment, 1187 / 37,

Shivajinagar, Pune - 411005.

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