

Tushar R. Patil

B.S.L., LL.B.

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Date : 26/09/2024

To,
Maha RERA
Mumbai.

FORMAT- A
(Maha RERA Circular no. 28/2021)

LEGAL TITLE REPORT

Subject – Title Clearance Certificate with respect to land admeasuring 24976.89 Sq. mtrs bearing Plot A1+A2 (hereinafter referred as the Said Plot) out of total land admeasuring 43300 Sq. mtrs. located at land bearing Survey No. 122/1, 122/1/A/3, 122/2, 122/5, 122/5/1, situated at Village Wakad, Taluka - Mulshi, District Pune within the Limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred as the Said Entire Properties);

A. I have investigated the title of the Said Plot on request of a Director of Vilas Javdekar Infinitree Developers Private Limited and have perused the following documents:

- 1) Description of the Said properties (as detailed in Annexure 1)
- 2) The documents of the allotment of said P land (as detailed in Annexure 2)
- 3) 7/12 Extracts and mutation entries (as detailed in Annexure 3)
- 4) Search report for 30 years from 1995 to 2024 (till date) (as detailed in Annexure 4)

B. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said entire properties, I am of the opinion that the title of owners i.e. (1) Vilas Javdekar Infinitree Developers Private Limited and (2) Forrester Dwellings Private Limited and development rights of Vilas Javdekar Infinitree Developers Private Limited in respect of their said Plot is clean, clear, marketable subject to encumbrance of charge/mortgage of Tata Capital Housing Finance Limited and conditions, limitation mentioned in my title report.

C. Owners of the said Plot A1+A2:

Survey No.	Area in Sq. mtrs.	Plot No.	Name of Owners	Name of Developer
122/1	7500	A1+A2	Vilas Javdekar Infinitree Developers Private Limited	Vilas Javdekar Infinitree Developers Private Limited
122/1/A/3	452			
122/5	4637			
122/5/1	3252			
122/2	9136		Forrester Dwellings Private Limited	
Total	24977			

D. Qualifying comments / Remarks:

The title of the aforesaid owners i.e. (1) Vilas Javdekar Infinitree Developers Private Limited and (2) Forrester Dwellings Private Limited and development rights of Vilas Javdekar Infinitree Developers Private Limited in respect of their said Plot is subject to encumbrance of charge/mortgage of Tata Capital Housing Finance Limited and handed over reserved areas, conditions, limitation mentioned in my title report.

E. The report reflecting the flow of the title of aforesaid owners i.e. (1) Vilas Javdekar Infinitree Developers Private Limited and (2) Forrester Dwellings Private Limited and development rights of Vilas Javdekar Infinitree Developers Private Limited in respect of their said Plot is enclosed herewith as Format -A

Encl: Annexures and Format A

Date: 27/09/2024




TUSHAR RAMESH PATIL
(Advocate)

FORMAT- A

(MahaRERA Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID ENTIRE PROPERTIES AND SAID PLOT.**1. 7/12 Extracts as on date of Application for Registration:**

- i) On Perusal of 7/12 extract of Survey No. 122/1, the name of Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar and Pimpri Chinchwad Municipal Corporation is appearing on 7/12 extract dated 13/09/2024.
- ii) On Perusal of 7/12 extract of Survey No. 122/1/A/3, the name of Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar and Pimpri Chinchwad Municipal Corporation is appearing on 7/12 extract dated 26/09/2024.
- iii) On Perusal of 7/12 extract of Survey No. 122/5, the name of Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar and Pimpri Chinchwad Municipal Corporation is appearing on 7/12 extract dated 26/09/2024.
- iv) On Perusal of 7/12 extract of Survey No. 122/5/1, the name of Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar and Pimpri Chinchwad Municipal Corporation is appearing on 7/12 extract dated 26/09/2024.
- v) On Perusal of 7/12 extract of Survey No. 122/2, the name of Forrester Dwellings Private Limited through its Director Sarvesh Vilas Javdekar and Aditya Vilas Javdekar and Pimpri Chinchwad Municipal Corporation is appearing on 7/12 extract dated 26/09/2023.

2. Mutation Entry:

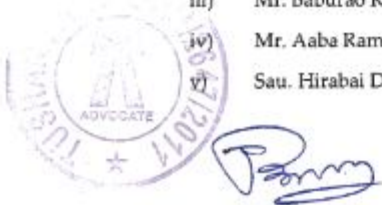
The names of aforesaid owners are duly mutated in main owner's / occupiers column on 7/12 extract of the said entire properties by virtue of Mutation Entries mentioned hereunder in the title flow of the said entire properties.

3. Search report for 30 years from the year 1995 to 2024 (till date) has been taken from Sub Registrar Office at Mulshi and Joint Sub Registrar Office Haveli No. 1 to 28 in District Pune.

I have taken search of Index II registers through online in relation to said entire properties, for a period of last 30 years i.e. from 1995 to 2024, from the website <https://esearchigr.maharashtra.gov.in> and my present opinion is subject to the said Search Report.

4. TITLE FLOW OF THE SAID ENTIRE PROPERTIES FOR MORE THAN 30 YEARS:**SURVEY No. 122**

1. On perusal of 7/12 extract for the year 1941 to 1953, it appears that one Mr. Bhagu Babu Kadam was the owner of the land bearing Survey No. 122 admeasuring 17 Acre 18 Gunthe + Potkharaba area 01 Acre 01 Guntha totally admeasuring 18 Acre 19 Gunthas, village Wakad, Taluka Mulshi, District Pune.
2. On perusal of Sale Deed dated 15/07/1946, registered at the Office of Sub Registrar Maval, Pune at Sr. No. 951/1946 on 15/07/1946, it appears that Mr. Bhagu Babu Kadam have sold, transferred the land bearing Survey No. 122 admeasuring 17 Acre 18 Gunthe + Potkharaba area 01 Acre 01 Guntha totally admeasuring 18 Acre 19 Gunthas, village Wakad, Taluka Mulshi, District Pune to Mr. Mahadu Ananda Bhalekar and Mr. Sahadu Govinda Shinde. Accordingly, vide Mutation Entry No. 903 dated 24/02/1946, the name of Mr. Mahadu Ananda Bhalekar and Mr. Sahadu Govinda Shinde were recorded on revenue record.
3. Mutation Entry No. 903, dated 24/02/1946, it appears that Mr. Mahadu Ananda Bhalekar and Mr. Sahadu Govinda Shinde sold the Said Survey No.122, village Wakad, Taluka Mulshi, District Pune to Mr. Rama Govinda Mali vide Sale Deed dated 15/07/1946. Accordingly, the name of Mr. Rama Govinda Mali was recorded on revenue record.
4. On perusal of Mutation Entry No. 1745 dated 15/03/1966, it appears that Mr. Rama alias Rambhau Govinda Mali alias Bhumkar died on 06/09/1965, leaving behind following Legal heirs: -
 - i) Mr. Narayan Rambhau Bhumkar (Son),
 - ii) Mr. Moru Rambhau Bhumkar (Son),
 - iii) Mr. Baburao Rambhau Bhumkar (Son),
 - iv) Mr. Aaba Rambhau Bhumkar (Son),
 - v) Sau. Hirabai Dagadu Parakhi (Daughter),



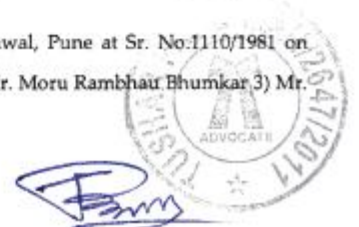
- vi) Sau. Kamlabai Bhau Aalhat (Daughter),
- vii) Sau. Chandrabhaga Raghunath Jadhav (Daughter),
- viii) Sau. Bhimabai Baban Parakhi (Daughter),
- ix) Sau. Anusaya Kisan Alhat (Daughter),
- x) Sau. Indubai Rambhau Bhumkar (Daughter),
- xi) Smt. Parvatibai Rambhau Bhumkar (Widow).

It further appears that Mr. Narayan Rambhau Bhumkar was recorded as a Manager of Hindu Undivided Family to the revenue records and the said mutation entry is certified by Concerned Revenue Officer on 18/04/1966.

5. On perusal of Mutation Entry No. 1838 dated 27/03/1968, it appears that Mr. Narayan Rambhau Bhumkar availed a loan of Rs. 3000/- (Rupees Three Thousand Only) from Wakad Vividh Karyakari Sahakari Society. Hence, the charge of the said Society was recorded in other rights column of the 7/12 extract of the land bearing Survey No.122, village Wakad, Taluka Mulshi, District Pune.
6. On perusal of 7/12 extract for the year 1966 to 1975, it appears that the land Potkharaba admeasuring area 00 Acre 01 Guntha was mistakenly written on the 7/12 extract of the Survey No. 122, village Wakad for the year 1966 to 1975 and 01 Acre Potkhara land area was missed in writing of the 7/12 extract of the Survey No. 122, village Wakad for the year 1966 to 1975.
7. On perusal of Mutation Entry No. 2011 dated 02/12/1970, it appears that the provisions of the Maharashtra State Weights and Measurements Implementation Act 1958 and Indian Coinage Act, 1955 were implemented for village Wakad, Tal. Mulshi, Dist. Pune. Accordingly, the Special District Inspector Land Records (Decimal) Pune passed an order to change the record in decimal system. Therefore, measurement in Acre and Guntha was converted in Hectares and Ares. On perusal of Akarband of Survey No. 122 of Wakad, it appears that the area of land bearing Survey No. 122 was converted from 17 Acre 18 Gunthe + Potkharaba area 01 Acre 01 Guntha totally admeasuring 18 Acre 19 Gunthas into 07 Hectare 07 Ares + Potkharaba area 00 Hectare 41 Ares totally admeasuring 07 Hectare 48 Ares. On perusal of 7/12 extract for the year 1966 to 1975, it further appears that the area of land bearing Survey No. 122, village Wakad was converted from 17 Acre 18 Gunthe + Potkharaba area 00 Acre 01 Guntha totally admeasuring 17 Acre 19 Gunthas into 07 Hectare 07 Ares + Potkharaba area 00 Hectare 01 Ares totally admeasuring 07 Hectare 08 Ares. 7/12 Extract of Survey No. 122 for the year 1976 to 1991 is not available for my perusal.
8. On perusal of Order dated 07/02/1976, it appears that Mr. Narayan Rambhau Bhumkar has filed written statement before the Court of Surplus Lands Determination Tribunal, Mulshi and the Court of Surplus Lands Determination Tribunal, Mulshi declares that Mr. Narayan Rambhau Bhumkar and his other family units of brothers do not hold any land in excess of ceiling limit on 02/10/1975 or thereafter till the date of enquiry, the proceedings are dropped.
9. On perusal of Mutation Entry No. 2622 dated 20/04/1983, it appears that Mr. Narayan Rambhau Bhumkar has filed an application for removal remark of Manager of Hindu Undivided Family which was mutated on the revenue records as per Mutation Entry no. 1745. It further appears that all sisters have given statement before the revenue officer in respect of the release of their share from the land of Survey No. 122, village Wakad, Taluka Mulshi, District Pune and all brothers including Mr. Narayan Rambhau Bhumkar has equal share in the said Survey No. 122, village Wakad, Taluka Mulshi, District Pune. As per the said application and statement of all sisters, the names of all sisters was deleted from the record of the said property and the said mutation is certified by concerned Revenue Officer on 07/05/1983.
10. On perusal of Mutation Entry No. 2623 dated 25/04/1983, it appears that Mr. Narayan Rambhau Bhumkar has filed application for Anewari and mutation of equally share in the said Survey No. 122, village Wakad, Taluka Mulshi, District Pune. It further appears that as per application of Mr. Narayan Rambhau Bhumkar, the Anewari share in following manner recorded on revenue records.

Sr. No.	Name of Owners	Anewari
1	Mr. Narayan Rambhau Bhumkar	4 Aane
2	Mr. Moru Rambhau Bhumkar	4 Aane
3	Mr. Aaba Rambhau Bhumkar	4 Aane
4	Mr. Baburao Rambhau Bhumkar	4 Aane

11. On perusal of Agreement To Sell dated 04/06/1981, registered at the office of Sub-Registrar, Mawal, Pune at Sr. No:1110/1981 on 04/06/1981, it appears that 1) Mr. Narayan Rambhau Bhumkar (For self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar 3) Mr.



Baburao Rambhau Bhumkar, 4) Mr. Aaba Rambhau Bhumkar agreed to be sold, transferred, assigned and conveyed an area admeasuring 05 Hectar 28 Ares (i.e. 13 Acre 08 Gunthe) out of 06 Hectar 99 Ares of the Said Survey No. 122, village Wakad, Taluka Mulshi, District Pune to 1) Mr. Chandmal Motilal Parmar & 2) Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein.

12. On perusal of Sale Deed dated 16/11/1983, registered in the office of Sub-Registrar, Mawal, Pune at Sr. No. 91/1984 (Old Reg. No. 1888/1983) on 11/01/1984, it appears that 1) Mr. Narayan Rambhau Bhumkar (For Self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar, 3) Mr. Baburao Rambhau Bhumkar and 4) Mr. Aaba Rambhau Bhumkar (Vendors) have sold, transferred, assigned and conveyed an area admeasuring 03 Acre 10 Ares i.e. 01 Hectare 31 Ares out of the Said Survey No. 122, village Wakad, Taluka Mulshi, District Pune to 1) Mr. Bharat Chandmal Parmar, 2) Mrs. Kamala Surendrakumar Parmar and 3) Mrs. Manjula Narendra Parmar (Purchasers) with consent of Mr. Chandmal Motilal Parmar and Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 16/11/1983, the names of the aforesaid Purchasers were duly mutated in the revenue records of the said Survey No. 122, vide Mutation Entry No. 2741 and the land area admeasuring 03 Acre 10 Ares i.e. 01 Hectare 31 Ares out of the Survey No. 122 was divided, separated and renumbered as follows:

Owners Name	Survey No.	Area	Assessment
Mr. Bharat Chandmal Parmar, Mrs. Kamala Surendrakumar Parmar Mrs. Manjula Narendra Parmar	122/1A	01 Hectare 31 Ares	03 Rs. 25 Paise

On perusal of 7/12 extract of Survey No. 122/1A for the year 1986/87, it appears that Mr. Bharat Chandmal Parmar, Mrs. Kamala Surendrakumar Parmar and Mrs. Manjula Narendra Parmar are the owners of the land bearing Survey No.122/1A admeasuring 01 Hectare 31 Ares. That land admeasuring 01 Hectare 31 Ares out Survey No. 122/1A are not subject matter of this Title Opinion and Search Report. Therefore, I have not perused the transactions done in respect of the land admeasuring 01 Hectare 31 Ares out Survey No. 122/1A.

13. On perusal of Sale Deed dated 16/11/1983, registered in the office of Sub-Registrar, Mawal, Pune at Sr. No. 92/1984 (Old Reg. No.1889/1983) on 11/01/1984, it appears that 1) Mr. Narayan Rambhau Bhumkar (For Self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar, 3) Mr. Baburao Rambhau Bhumkar and 4) Mr. Aaba Rambhau Bhumkar (Vendors) have sold, transferred, assigned and conveyed an area admeasuring 03 Acre 10 Ares i.e. 01 Hectare 31 Ares out of the Said Survey No. 122, village Wakad, Taluka Mulshi, District Pune to 1) Mr. Chandmal Motilal Parmar, 2) Mr. Subhash Motilal Parmar, 3) Mr. Motilal Sheshmal Parmar, 4) Sau. Chandanbala Chandmal Parmar, 5) Sau. Lalita Subhash Parmar, 6) Mr. Satish Chandmal Parmar and 7) Mr. Sanjay Chandmal Parmar (Purchasers) with consent of Mr. Chandmal Motilal Parmar and Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 16/11/1983, the names of the aforesaid Purchasers were duly mutated in the revenue records of the said Survey No.122, village Wakad, Taluka Mulshi, District Pune, vide Mutation Entry No.2740 dated 18/08/1994 and the land area admeasuring 03 Acre 10 Ares i.e. 01 Hectare 31 Ares out of the Survey No. 122 was divided separated and renumbered as follows:

Owners Name	Survey No.	Area	Assessment
Mr. Chandmal Motilal Parmar, Mr. Subhash Motilal Parmar, Mr. Motilal Sheshmal Parmar, Sau. Chandanbala Chandmal Parmar, Sau. Lalita Subhash Parmar, Mr. Satish Chandmal Parmar and Mr. Sanjay Chandmal Parmar	122/2	01 Hectare 31 Ares	03 Rs. 25 Paise

On perusal of 7/12 extract of Survey No.122/2 for the year 1985/86, it appears that Mr. Chandmal Motilal Parmar, Mr. Subhash Motilal Parmar, Mr. Motilal Sheshmal Parmar, Sau. Chandanbala Chandmal Parmar, Sau. Lalita Subhash Parmar, Mr. Satish Chandmal Parmar and Mr. Sanjay Chandmal Parmar are the owners of the land bearing Survey No. 122/2 admeasuring 01 Hectare 31 Ares.

14. On perusal of Sale Deed dated 07/03/1984, registered in the office of Sub-Registrar, Mawal, Pune at Sr. No. 500/1984 on 05/07/1984, it appears that 1) Mr. Narayan Rambhau Bhumkar (For Self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar, 3) Mr. Baburao Rambhau Bhumkar and 4) Mr. Aaba Rambhau Bhumkar (Vendors) have sold, transferred, assigned and conveyed an area admeasuring 02 Acre 20 Ares i.e. 01 Hectare 00 Ares out of the Survey No. 122, village Wakad, Taluka Mulshi, District Pune to Mr. Khubilal

Gulabchand Rathore and Mrs. Pawan Khubilal Rathore (Purchasers) with consent of Mr. Chandmal Motilal Parmar and Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 07/03/1984, the names of the aforesaid Purchasers were duly mutated in the revenue records of the said Survey No. 122 vide Mutation Entry No. 2744 dated 19/08/1994 and the land area admeasuring 02 Acre 20 Ares i.e. 01 Hectare 00 Ares out of the Survey No. 122 was divided separated and renumbered as follows:

Owners Name	Survey No.	Area	Assessment
Mr. Khubilal Gulabchand Rathore and Mrs. Pawan Khubilal Rathore	122/1B/4	01 Hectare 00 Ares	02 Rs. 50 Paise

On perusal of 7/12 extract of Survey No. 122 /1B/4 for the year 1985/86, it appears that Mr. Khubilal Gulabchand Rathore and Mrs. Pawan Khubilal Rathore are the owners of the land bearing Survey No. 122/1B/4 admeasuring 01 Hectare 00 Ares.

15. On perusal of Sale Deed dated 07/03/1984, registered in the office of Sub-Registrar, Mawal, at Sr. No. 501/1984 on 05/07/1984, it appears that 1) Mr. Narayan Rambhau Bhumkar (For Self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar, 3) Mr. Baburao Rambhau Bhumkar and 4) Mr. Aaba Rambhau Bhumkar (Vendors) sold, transferred, assigned and conveyed an area admeasuring 02 Acre 19 Ares i.e. 01 Hectare 00 Ares out of the Survey No. 122, village Wakad, Taluka Mulshi, District Pune to Mr. Shantilal Fulchand Rathore (Purchaser) with consent of Mr. Chandmal Motilal Parmar and Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 07/03/1984, the names of Mr. Shantilal Fulchand Rathore the aforesaid Purchaser was duly mutated in the revenue records of the said Survey No. 122 vide Mutation Entry No. 2745 dated 19/08/1994 and the land area admeasuring 02 Acre 19 Ares i.e. 01 Hectare 00 Ares out of the Survey No. 122 was divided separated and renumbered as follows:

Owners Name	Survey No.	Area	Assessment
Mr. Shantilal Fulchand Rathore	122/5	01 Hectare 00 Ares	02 Rs. 50 Paise

On perusal of 7/12 extract of Survey No. 122/5 for the year 1985/86, it appears that Mr. Shantilal Fulchand Rathore is the owner of the land bearing Survey No. 122/5 admeasuring 01 Hectare 00 Ares.

16. On perusal of Sale Deed dated 27/02/1985, registered in the office of Sub-Registrar, Mawal, Pune at Sr. No. 681/1985 on 05/06/1985, it appears that 1) Mr. Narayan Rambhau Bhumkar (For Self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar, 3) Mr. Baburao Rambhau Bhumkar and 4) Mr. Aaba Rambhau Bhumkar (Vendors) sold, transferred, assigned and conveyed an area admeasuring 02 Acre 22 Ares i.e. 01 Hectare 02 Ares out of the Survey No. 122, village Wakad, Taluka Mulshi, District Pune (excluding the land admeasuring 04 Gunthe for temple area and 10 Ft. road for easement) to 1) Mr. Chandmal Motilal Parmar, 2) Mr. Subhash Motilal Parmar, 3) Mr. Motilal Sheshmal Parmar, 4) Sau. Chandanbala Chandmal Parmar, 5) Sau. Lalita Subhash Parmar, 6) Mr. Satish Chandmal Parmar and 7) Mr. Sanjay Chandmal Parmar (Purchasers) with consent of Mr. Chandmal Motilal Parmar and Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 27/02/1985, the names of the aforesaid Purchasers were duly mutated in the revenue records of the said Survey No. 122, vide Mutation Entry No. 3081 dated 10/07/1986 and the land area admeasuring 02 Acre 22 Ares i.e. 01 Hectare 02 Ares out of the Survey No. 122 was divided separated and renumbered as follows:

Owners Name	Survey No.	Area	Assessment
Mr. Chandmal Motilal Parmar, Mr. Subhash Motilal Parmar, Mr. Motilal Sheshmal Parmar, Sau. Chandanbala Chandmal Parmar, Sau. Lalita Subhash Parmar, Mr. Satish Chandmal Parmar and Mr. Sanjay Chandmal Parmar	122/1	01 Hectare 02 Ares	04 Rs. 00 Paise

On perusal of 7/12 extract of Survey No. 122/1 for the year 1987/88, it appears that Mr. Chandmal Motilal Parmar, Mr. Subhash Motilal Parmar, Mr. Motilal Sheshmal Parmar, Sau. Chandanbala Chandmal Parmar, Sau. Lalita Subhash Parmar, Mr. Satish Chandmal Parmar and Mr. Sanjay Chandmal Parmar are the owners of the land bearing Survey No. 122/1 admeasuring 01 Hectare 02 Ares.

17. On perusal of Mutation Entry No. 3517 dated 01/02/1988, it appears that the land area admeasuring 01 Hectare 71 Are out of Survey No. 122, village Wakad, Taluka Mulshi, District Pune was acquired for National Highway and the District Inspector Land Record, Pune issued Kami Jast Patrak bearing No. 3174 and the Order bearing No. Talaj/Vashi/759/1986, dated 27/08/1986 issued by Tahasildar, Mulshi(Paud), Pune. Accordingly, the total land area admeasuring 05 Hectare 77 Are of Survey No. 122 was recorded vide mutation Entry No. 3517 and the said mutation entry is certified by the concern Revenue Officer.
18. On perusal of Mutation Entry No. 3563, dated 15/05/1988 and copy of Will Deed dated 04/03/1985, it appears that Mr. Motilal Sheshmal Parmar died testate on 22/03/1985, leaving behind his last and testamentary Will dated 4/03/1985 thereby bequeathing his share in the Survey No. 122, village Wakad, Taluka Mulshi, District Pune to his Great Grandson, Mast. Kunal Subhash Parmar through natural guardian Lalita Subhash Parmar. Accordingly, the name of Mr. Motilal Sheshmal Parmar was deleted from the revenue records and the name of Ku. Kunal Subhash Parmar through his Natural Guardian Mother Mrs. Lalita Subhash Parmar was recorded to the revenue records of the Survey No. 122/1 and Survey 122/2, village Wakad, Taluka Mulshi, District Pune for the share of Late Motilal and the Mutation Entry No. 3563 is certified by Concerned Revenue Officer on 31/05/1988.
19. On perusal of Mutation Entry No. 3564 dated 15/05/1988, it appears that vide Mutation Entry No. 3564 dated 15 May 1988, Aanewari was recorded in respect of each of the said Survey No. 122/1 and Survey No. 122/2, in the following manner:

Owner	Aanewari
Chandmal Motilal Parmar	2 Aane 4 Paise
Subhash Motilal Parmar	2 Aane 3 Paise
Chandanbala Chandmal Parmar	2 Aane 3 Paise
Lalita Subhash Parmar	2 Aane 3 Paise
Satish Chandmal Parmar	2 Aane 3 Paise
Sanjay Chandmal Parmar	2 Aane 3 Paise
Kunal Subhash Parmar through natural guardian Lalita Subhash Parmar	2 Aane 3 Paise

20. On perusal of Sale Deed dated 25/03/1991, registered in the office of District Registrar, Pune at Sr. No. 480/1991 on 31/10/1991 it appears that Mr. Shantilal Fulchandji Rathod (Vendor) sold, transferred, assigned and conveyed an area admeasuring 01 Acre 10 Gunthe i.e. 00 Hectare 50 Ares out of the Survey No. 122/5, village Wakad, Taluka Mulshi, District Pune to 1) Mr. Satish Chandmal Parmar, 2) Mr. Sanjay Chandmal Parmar, 3) Sau. Chandanbala Chandmal Parmar, 4) Mrs. Lalita Subhash Parmar, 5) Mr. Kunal Subhash Parmar, 6) Mr. Subhash Motilal Parmar and 7) Mr. Chandmal Motilal Parmar (Purchasers) on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 25/03/1991, the names of the aforesaid Purchasers were duly mutated in the revenue records of the said Survey No. 122/5, village Wakad, Taluka Mulshi, District Pune vide Mutation Entry No. 4817 dated 21/02/1992 and the land area admeasuring 01 Acre 10 Gunthe i.e. 00 Hectare 50 Ares out of the Survey No. 122/5 was divided separated and renumbered as follows:

Owners Name	Survey No.	Area	Assessment
Mr. Shantilal Fulchandji Rathod	122/5	00 Hectare 50 Ares	01 Rs. 25 Paise
Mr. Satish Chandmal Parmar, Mr. Sanjay Chandmal Parmar, Sau. Chandanbala Chandmal Parmar, Mrs. Lalita Subhash Parmar, Mr. Kunal Subhash Parmar, Mr. Subhash Motilal Parmar and Mr. Chandmal Motilal Parmar	122/5/1	00 Hectare 50 Ares	01 Rs. 25 Paise

On perusal of 7/12 extract of Survey No. 122/5/1 for the year 1992/93, it appears that Mr. Satish Chandmal Parmar, Mr. Sanjay Chandmal Parmar, Sau. Chandanbala Chandmal Parmar, Mrs. Lalita Subhash Parmar, Mr. Kunal Subhash Parmar, Mr. Subhash Motilal Parmar and Mr. Chandmal Motilal Parmar are the owners of the land bearing Survey No. 122/5/1 admeasuring 00 Hectare 50 Ares.

21. On perusal of Sale Deed dated 25/03/1991, registered in the office of District Registrar, Pune at Sr. No. 479/1991 on 31/10/1991, it appears that Mr. Shantilal Fulchandji Rathod (Vendor) sold, transferred, assigned and conveyed an area admeasuring 01 Acre 10 Gunthe i.e. 00 Hectare 50 Ares out of the Survey No. 122/5, village Wakad, Taluka Mulshi, District Pune to 1) Mr. Subhash Motilal Parmar, 2) Mrs. Lalita Subhash Parmar, 3) Sau. Chandanbala Chandmal Parmar, 4) Mr. Satish Chandmal Parmar, 5) Mr. Sanjay Chandmal Parmar, 6)



- Ku. Kunal Subhash Parmar and 7) Mr. Chandmal Motilal Parmar (Purchasers) on terms and conditions mentioned therein. On perusal of Mutation Entry No. 4818 dated 21/02/1992, the name of aforesaid Purchasers was duly mutated by Mutation Entry in the revenue records of the Survey No.122/5, village Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.
22. On perusal of Mutation Entry No. 7102 dated 22/05/1998, it appears that 1) Mr. Narayan Rambhau Bhumkar (For Self and Manager of HUF), 2) Mr. Moru Rambhau Bhumkar, 3) Mr. Baburao Rambhau Bhumkar and 4) Mr. Aaba Rambhau Bhumkar(Vendors) sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 12 Ares out of the Said Survey No. 122, village Wakad, Taluka Mulshi, District Pune to 1) Mr. Bharat Chandmal Parmar, 2) Mrs. Kamala Surendrakumar Parmar and 3) Mrs. Manjula Narendra Parmar (Purchasers) with consent of Mr. Chandmal Motilal Parmar and Mr. Bharat Chandmal Parmar on terms and conditions mentioned therein. It further appears that as per the aforesaid Sale Deed dated 06/02/1992, the names of the aforesaid Purchasers were duly mutated in the revenue records of the said Survey No. 122 and the said Mutation Entry is certified by Concerned Revenue Officer on 27/04/1999. That land admeasuring 00 Hectare 12 Ares and remaining land admeasuring 00 Hectare 01 Ares, total land admeasuring 00 Hectare 13 Ares out Survey No. 122 are not subject matter of this Title Opinion and Search Report. Therefore, I have not perused the transactions done in respect of the land admeasuring 00 Hectare 12 Ares and remaining land admeasuring 00 Hectare 01 Ares, total land admeasuring 00 Hectare 13 Ares out Survey No.122, village Wakad.
23. On perusal of Notarised Possession Receipt dated 05/11/2008, it appears that Mr. Chandmal Motilal Parmar, Mr. Subhash Motilal Parmar, Mrs. Chandanbala Chandmal Parmar, Mrs. Lalita Subhash Parmar, Mr. Satish Chandmal Parmar, Mr. Sanjay Chandmal Parmar and Mr. Kunal Subhash Parmar has handed over the possession of ESR reserved land area admeasuring 00 Hectare 50 Ares out of the Survey No. 122/1 and 122/2, village Wakad, Taluka Mulshi, District Pune to Pimpri Chinchwad Municipal Corporation.
24. On perusal of Letter dated 25/04/2008, it appears that Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore has handed over the advance possession of 12 Mtrs vide strip of land out of the Old Survey No. 122/18/4, village Wakad, Taluka Mulshi, District Pune to Pimpri Chinchwad Municipal Corporation.
25. On perusal of Letter dated 22/04/2008, it appears that Mr. Chandmal Motilal Parmar has handed over the advance possession of 12 Mtrs vide strip of land out of the Old Survey No. 122/1, 122/2, 122/5 and 122/5/1, village Wakad, Taluka Mulshi, District Pune to Pimpri Chinchwad Municipal Corporation.
26. On perusal of Mutation Entry No. 14426 dated 01/10/2013, it appears that Chandanbala Chandmal Parmar died testate on 14/11/2008, leaving behind her husband namely, Mr. Chandmal Parmar and two sons namely, Mr. Satish Parmar and Mr. Sanjay Parmar. She had a predeceased unmarried daughter Rajishri Chandmal Parmar. However, Late Chandanbala by her Will dated 14 November 2008, bequeathed her share in the Survey No.122/1, 122/2, 122/5 and 122/5/1 to her daughters-in-law namely, Nirmala Satish Parmar and Sangita Sanjay Parmar, in equal proportion. Accordingly, vide Mutation Entry No. 14426 dated 01/10/2013, the names of Nirmala Satish Parmar and Sangita Sanjay Parmar were recorded in the 7/12 extract of the Survey No. 122/1, 122/2, 122/5 and 122/5/1 for the share of said Chandanbala Chandmal Parmar.
27. On perusal of Mutation Entry No. 15432, it appears that the Talathi of Wakad has made corrections as insertion of M.E. No. 2744 in computerized 7/12 extracts Survey No. 122/1/A/3 as per the Government Notification No. Ra.Bhu.A/Pra.Kra.180/L-1, dated 07/05/2016 and direction of Tahasildar Mulshi, Dist. Pune.
28. On perusal of Mutation Entry No. 15533, it appears that the Talathi of Wakad has made corrections in computerized 7/12 extracts Survey No. 122/1 as per the Government Notification No. Ra.Bhu.A/Pra.Kra.180/L-1, dated 07/05/2016 and direction of Tahasildar Mulshi, Dist. Pune.
29. On perusal of Mutation Entry No. 15534, it appears that the Talathi of Wakad has made corrections in computerized 7/12 extracts Survey No. 122/2, 122/5 and 122/5/1 as per the Government Notification No. Ra.Bhu.A/Pra.Kra.180/L-1, dated 07/05/2016 and direction of Tahasildar Mulshi, Dist. Pune.
30. On perusal of Mutation Entry No. 15912, it appears that the Talathi of Wakad has made corrections in computerized 7/12 extracts Survey No. 122, 122/1, 122/1/A/1, 122/2, 122/5 and 122/5/1 as per the Government Notification No. Ra.Bhu.A/Pra.Kra.180/L-1, dated 07/05/2016 and Order dated 24/09/2017 issued by Tahasildar Mulshi, Dist. Pune.



31. On perusal of Mutation Entry No. 17130 dated 12/08/2021, it appears that Mr. Chandmal Motilal Parmar died intestate on 18/08/2015 leaving behind his following Legal heirs: -

- a. Mr. Sanjay Chandmal Parmar (Son),
- b. Mr. Satish Chandmal Parmar (Son),
- c. Chandanbala Chandmal Parmar (widow)
- d. Rajishri Chandmal Parmar (Daughter)

It is informed to me that Chandanbala Chandmal Parmar and unmarried daughter Rajishri Chandmal Parmar had predeceased of the said Chandmal Motilal Parmar Accordingly, vide Mutation Entry No. 17130 dated 27/08/2021, the names of Mr. Sanjay Chandmal Parmar and Mr. Satish Chandmal Parmar were recorded in the 7/12 extracts of the Survey No.122/1, 122/2, 122/5 and 122/5/1 Properties, for the share of said Chandmal Motilal Parmar.

32. On perusal of Mutation Entry No. 17302, it appears that the Talathi of Wakad has made corrections of name of Kunal Subhash Parmar instead of Kunal Chandmal Parmar in computerized 7/12 extracts Survey No. 122/5 and 122/5/1 as per the Government Notification No. Ra.Bhu.A/Pra.Kra.180/L-1, dated 07/05/2016 and Order dated 07/03/2022 issued by Tahasildar Mulshi, Dist. Pune.

33. On perusal of Deed of Conveyance/Sale Deed dated 08/03/2023, registered in the office of Joint Sub Registrar, Haveli No. 15, Pune at Sr. No. 4605/2023 on 08/03/2023, it appears that Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore (Vendors) sold, transferred, assigned and conveyed an area admeasuring 01 Hectare 00 Ares out of the Survey No. 122/1A/3, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) on terms and conditions mentioned therein. On perusal of Mutation Entry No. 17661, dated 21/03/2023, the name of aforesaid Purchaser was duly mutated by Mutation Entry in the revenue records of the Survey No.122/1A/3, village Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.

34. On perusal of Irrevocable Power of Attorney dated 08/03/2023, registered in the office of Joint Sub Registrar, Haveli No. 15, Pune at Sr. No. 4607/2023 on 08/03/2023, it appears that in furtherance of Deed of Conveyance/Sale Deed dated 08/03/2023 as aforesaid, Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore has appointed to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar as Attorney.

35. On perusal of Possession Letter dated 08/03/2023, it appears that Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore has handed over the possession of an area admeasuring 01 Hectare 00 Ares out of the Survey No. 122/1A/3, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar.

36. On perusal of Deed of Conveyance dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6855/2023 on 18/04/2023, it appears that Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mr. Subhash Motilal Parmar, Mrs. Lalita Subhash Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar through its power of attorney holder Mr. Subhash Motilal Parmar (Vendors) sold, transferred, assigned and conveyed total land area admeasuring 01 Hectare 87.69 Ares, being portion of (i) land area admeasuring 00 Hectare 94.83 Ares carved out of the Survey No. 122/1, (ii) land area admeasuring 00 Hectare 46.43 Ares carved out of the Survey No. 122/5, (iii) land area admeasuring 00 Hectare 46.43 Ares carved out of the Survey No. 122/5/1, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) on terms and conditions mentioned therein. On perusal of Mutation Entry No. 17689, dated 16/05/2023, the name of aforesaid Purchaser was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/1, 122/5 and 122/5/1, village Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.

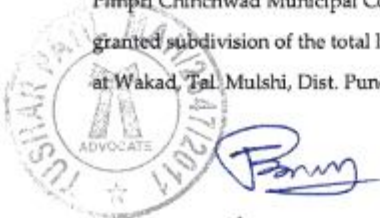
37. On perusal of Irrevocable Power of Attorney dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6856/2023 on 18/04/2023, it appears that in furtherance of Deed of Conveyance dated 18/04/2023 as aforesaid, Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mr. Subhash Motilal Parmar, Mrs. Lalita Subhash Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar through its power of attorney holder Mr. Subhash Motilal Parmar has appointed to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar as Attorney.



38. On perusal of Possession Letter dated 18/04/2023, it appears that Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mr. Subhash Motilal Parmar, Mrs. Lalita Subhash Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar through its power of attorney holder Mr. Subhash Motilal Parmar has handed over the possession of total land area admeasuring 01 Hectare 87.69 Ares, being portion of (i) land area admeasuring 00 Hectare 94.83 Ares carved out of the Survey No. 122/1, (ii) land area admeasuring 00 Hectare 46.43 Ares carved out of the Survey No. 122/5, (iii) land area admeasuring 00 Hectare 46.43 Ares carved out of the Survey No. 122/5/1, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar.
39. On perusal of Deed of Conveyance dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6858/2023 on 18/04/2023, it appears that Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mr. Subhash Motilal Parmar, Mrs. Lalita Subhash Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar through its power of attorney holder Mr. Subhash Motilal Parmar (Vendors) sold, transferred, assigned and conveyed an area admeasuring 01 Hectare 21.645 Ares, out of land area admeasuring 01 Hectare 31 Ares out of the Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune to Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) on terms and conditions mentioned therein. On perusal of Mutation Entry No. 17716, dated 17/05/2023, the name of aforesaid Purchaser was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/2, village Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.
40. On perusal of Irrevocable Power of Attorney dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6859/2023 on 18/04/2023, it appears that in furtherance of Deed of Conveyance dated 18/04/2023 as aforesaid, Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mr. Subhash Motilal Parmar, Mrs. Lalita Subhash Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar through its power of attorney holder Mr. Subhash Motilal Parmar has appointed to Forrester Dwellings Private Limited Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar as Attorney.
41. On perusal of Possession Letter dated 18/04/2023, it appears that Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mr. Subhash Motilal Parmar, Mrs. Lalita Subhash Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar through its power of attorney holder Mr. Subhash Motilal Parmar has handed over the possession of an area admeasuring 01 Hectare 21.645 Ares, out of land area admeasuring 01 Hectare 31 Ares out of the Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune to Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar.
42. On perusal of Deed of Conveyance dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6866/2023 on 18/04/2023, it appears that Mrs. Nirmala Satish Parmar (Vendor) sold, transferred, assigned and conveyed total land area admeasuring 00 Hectare 14.31 Ares, being portion of (i) land area admeasuring 00 Hectare 07.17 Ares carved out of the Survey No. 122/1, (ii) land area admeasuring 00 Hectare 03.57 Ares carved out of the Survey No. 122/5, (iii) land area admeasuring 00 Hectare 03.57 Ares carved out of the Survey No. 122/5/1, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) on terms and conditions mentioned therein. On perusal of Mutation Entry No. 17690, dated 16/05/2023, the name of aforesaid Purchaser was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/1, 122/5 and 122/5/1, village Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.
43. On perusal of Irrevocable Power of Attorney dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6867/2023 on 18/04/2023, it appears that in furtherance of Deed of Conveyance dated 18/04/2023 as aforesaid, Mrs. Nirmala Satish Parmar has appointed to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar as Attorney.
44. On perusal of Possession Letter dated 18/04/2023, it appears that Mrs. Nirmala Satish Parmar has handed over the possession of total land area admeasuring 00 Hectare 14.31 Ares, being portion of (i) land area admeasuring 00 Hectare 07.17 Ares carved out of the Survey No. 122/1, (ii) land area admeasuring 00 Hectare 03.57 Ares carved out of the Survey No. 122/5, (iii) land area admeasuring 00 Hectare 03.57 Ares carved out of the Survey No. 122/5/1, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar.



45. On perusal of Deed of Conveyance dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6868/2023 on 18/04/2023, it appears that Mrs. Nirmala Satish Parmar (Vendors) sold, transferred, assigned and conveyed an area admeasuring 00 Hectare 09.35 Ares, out of land area admeasuring 01 Hectare 31 Ares out of the Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune to Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) on terms and conditions mentioned therein. On perusal of Mutation Entry No. 17713, dated 15/05/2023, the name of aforesaid Purchaser was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/2, village Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.
46. On perusal of Irrevocable Power of Attorney dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6859/2023 on 18/04/2023, it appears that in furtherance of Deed of Conveyance dated 18/04/2023 as aforesaid, Mrs. Nirmala Satish Parmar has appointed to Forrester Dwellings Private Limited Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar as Attorney.
47. On perusal of Possession Letter dated 18/04/2023, it appears that Mrs. Nirmala Satish Parmar has handed over the possession of an area admeasuring 00 Hectare 09.35 Ares, out of land area admeasuring 01 Hectare 31 Ares out of the Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune to Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar.
48. On perusal of Deed of Mortgage dated 18/04/2023, registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6876/2023 on 18/04/2023, it appears that Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar (Mortgagor) and Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar (Borrower) has created charge on the of total land area admeasuring 04 Hectare 33 Ares, being portion of (i) land area admeasuring 01 Hectare 02 Ares carved out of the Survey No. 122/1, (ii) land area admeasuring 00 Hectare 50 Ares carved out of the Survey No. 122/5, (iii) land area admeasuring 00 Hectare 50 Ares carved out of the Survey No. 122/5/1, (iv) land area admeasuring 01 Hectare 00 Ares carved out of the Survey No. 122/1A/3, (iv) land area admeasuring 01 Hectare 31 Ares carved out of the Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune and mortgage in favour of Tata Capital Housing Finance Limited (Mortgagee). On perusal of Addendum Mortgage Deed dated 07/11/2023, registered in the office of Joint Sub Registrar, Haveli No. 16, Pune at Sr. No. 22136/2023 on 07/11/2023, it appears that Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar (Mortgagor) and Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar (Borrower) has created charge on the Flats/Units in the Project known as Yashwin Urbo Centro Phase 1 of Tata Capital Housing Finance Limited (Mortgagee).
49. On perusal of No Objection Certificated dated 18/05/2023, it appears that the Tata Capital Housing Finance Limited has issued their no objection letter to Forrester Dwellings Private Limited and Vilas Javdekar Infinitree Developers Private Limited to execute and register the Joint Development Agreement.
50. On perusal of Joint Development Agreement dated 15/06/2023, registered in the office of Joint Sub Registrar, Haveli No. 10, Pune at Sr. No. 14297/2023 on 15/06/2023, it appears that Forrester Dwellings Private Limited through its Directors Mr. Rajesh Krishnkumar Goyal and Mr. Vineet Krishnkumar Goyal (Owner) granted and assigned the development rights in respect of the land area admeasuring 01 Hectare 31 Ares, bearing Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Developer) on terms and conditions mentioned therein.
51. On perusal of Power of Attorney dated 15/06/2023, registered in the office of Joint Sub Registrar, Haveli No. 10, Pune at Sr. No. 14298/2023 on 15/06/2023, it appears that in furtherance of aforesaid Joint Development Agreement dated 15/06/2023, Forrester Dwellings Private Limited through its Directors Mr. Rajesh Krishnkumar Goyal and Mr. Vineet Krishnkumar Goyal (Owner) has also executed Power of Attorney to Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Developer) in respect of the land area admeasuring 01 Hectare 31 Ares, bearing Survey No. 122/2, village Wakad, Taluka Mulshi, District Pune.
52. On perusal of Sanctioned Subdivision Layout plan and Order bearing No. B.P./Layout/Wakad/89/2023 dated 23/06/2023, issued by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune, it appears that Pimpri Chinchwad Municipal Corporation, Pimpri, Pune has granted subdivision of the total land admeasuring 43300 Sq. mtrs. out of Survey No. 122/1, 122/1A/3, 122/2, 122/5 and 122/5/1, situated at Wakad, Tal. Mulshi, Dist. Pune i.e. the said entire properties in various plots and details of which are as under:



Sr. No.	Plot	Area in sq. mtrs.	Particulars
1	Plot A1	14565.62	Commercial Zone C-1
2	Plot A2	10411.27	Plot after Shifting of PMPML & TTP Reservation under Accommodation Reservation Principle
3	Plot B	10274.00	Reservation No. 4/38 TTP & PMPML Depot
4	Plot C	5000.00	Reservation No. 4/39 ESR
5	Plot D	200.00	Reservation No. 4/40 PSN
6	Service Road	2849.11	Area under 12.00 Wide Service Road
Total		43300	

On perusal of 7/12 extracts of the aforesaid Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, it appears that effect of the aforesaid subdivision layout plan is never given to the 7/12 extracts of the said entire properties.

53. On perusal of Non Agricultural Assessment Order bearing No. Ja.Kra.42B/NA/SR/51/2023 Paud, dated 06/07/2023 issued by Tahasildar Mulshi, Pune, it appears that the Tahasildar Mulshi, Pune has granted permissions to convert the said entire properties in non-agricultural assessment to Talathi of Village Wakad. On perusal of 7/12 extracts of the aforesaid Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, it appears that effect of the aforesaid Non Agricultural Assessment Order is never given to the 7/12 extracts of the said entire properties.
54. On perusal of Kami Jast Patrak bearing No. 29/2023 issued by Dy. Superintendent, Land Records, Mulshi, Pune, it appears that Dy. Superintendent, Land Records, Mulshi, Pune has conducted the NA demarcation bearing M. R. No. 293/2023 and prepared the Kami Jast Patrak bearing No. 29/2023 and make New Survey Nos. of the total land admeasuring 43300 Sq. mtrs. out of Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, situated at Wakad, Tal. Mulshi, Dist. Pune as per the Subdivision Layout plan and Order bearing No. B.P./Layout/Wakad/89/2023 dated 23/06/2023, issued by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune and details of which are as under:

Sr. No.	New Survey No.	Area in sq. mtrs.	Particulars
1	122/B/1	14565.62	N A Plot A1
2	122/B/2	10411.27	N A Plot A2
3	122/B/3	10274.00	N A Plot B
4	122/B/4	5000.00	Plot C (Water Tank Reservation)
5	122/B/5	200.00	N A Plot C
6	122/B/6	2849.11	Area under 12.00 Wide Service Road

On perusal of 7/12 extracts of the aforesaid Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, it appears that effect of the aforesaid Kami Jast Patrak is never given to the 7/12 extracts of the said entire properties.

55. On perusal of No Objection Certificated dated 14/08/2023, it appears that the Tata Capital Housing Finance Limited has issued their no objection letter to Vilas Javdekar Infinitree Developers Private Limited to release charge on the land area admeasuring 200 sq. mtrs. (Plot D) out of land bearing Survey No. 122/2 for Police Station, land area admeasuring 5000 sq. mtrs. (Plot C) for Water Tank and land area admeasuring 2849.11 sq. mtrs. for 12.00 wide Service Road.
56. On perusal of Tabapavti dated 26/09/2023, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 20623/2023 on 27/09/2023, it appears that M/s. Vilas Javdekar Infinitree Developers Private Limited through its Director Mr. Sarvesh Vilas Javdekar and Mr. Aditya Vilas Javdekar and M/s. Forrester Dwellings Private Limited through its Director Mr. Rajesh Krishnakumar Goyal and Mr. Vinit Krishnakumar Goyal has handed an area admeasuring 3000 sq. mtrs. out of land bearing Survey No. 122/2 and an area admeasuring 2000 sq. mtrs. out of land bearing Survey No. 122/1 totally admeasuring 5000 sq. mtrs. (Plot C) for Water Tank and an area admeasuring 764 sq. mtrs. out of land bearing Survey No. 122/2, an area admeasuring 700 sq. mtrs. out of land bearing Survey No. 122/1, an area admeasuring 363 sq. mtrs. out of land bearing Survey No. 122/5, an area admeasuring 356 sq. mtrs. out of land bearing Survey No. 122/5/1 and an area admeasuring 666.11 sq. mtrs. out of land bearing Survey No. 122/1/A/3 totally admeasuring 2849.11 sq. mtrs. for Service Road, situated at Wakad, Taluka Mulshi, District Pune to Pimpri Chinchwad Municipal Corporation on terms and conditions mentioned therein. On perusal of Letter bearing No. Town planning/9/Wakad/137/2023 dated 03/10/2023 issued by Dy. Director Town Planning, Pimpri Chinchwad

Municipal Corporation and Mutation Entry No. 17877, dated 16/10/2023, the name of Pimpri Chinchwad Municipal Corporation was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/2, 122/1, 122/5, 122/5/1, 122/1/A/3, situated at Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.

57. On perusal of Tabapavti dated 26/09/2023, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 20622/2023 on 27/09/2023, it appears that M/s. Vilas Javdekar Infinitree Developers Private Limited through its Director Mr. Sarvesh Vilas Javdekar and Mr. Aditya Vilas Javdekar and M/s. Forrester Dwellings Private Limited through its Director Mr. Rajesh Krishnakumar Goyal and Mr. Vinit Krishnakumar Goyal has handed an area admeasuring 200 sq. mtrs. (Plot D) out of land bearing Survey No. 122/2 for Police Station, situated at Wakad, Taluka Mulshi, District Pune to Pimpri Chinchwad Municipal Corporation on terms and conditions mentioned therein. On perusal of Letter bearing No. Town planning/9/Wakad/136/2023 dated 03/10/2023 issued by Dy. Director Town Planning, Pimpri Chinchwad Municipal Corporation and Mutation Entry No. 17884, dated 20/10/2023, the name of Pimpri Chinchwad Municipal Corporation was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/2, situated at Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.
58. On perusal of Tabapavti dated 11/10/2023, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 21697/2023 on 11/10/2023, it appears that M/s. Vilas Javdekar Infinitree Developers Private Limited through its Director Mr. Sarvesh Vilas Javdekar and Mr. Aditya Vilas Javdekar has handed an area admeasuring 8882 sq. mtrs. out of land bearing Survey No. 122/1/A/3 and an area admeasuring 1392 sq. mtrs. out of land bearing Survey No. 122/5/1, totally admeasuring 10274 sq. mtrs. (Plot B) for PMPML Bus Depo and Truck Terminus Parking, situated at Wakad, Taluka Mulshi, District Pune to Pimpri Chinchwad Municipal Corporation on terms and conditions mentioned therein. On perusal of Letter bearing No. Town planning/9/Wakad/141/2023 dated 12/10/2023 issued by Dy. Director Town Planning, Pimpri Chinchwad Municipal Corporation and Mutation Entry No. 17885, dated 12/10/2023, the name of Pimpri Chinchwad Municipal Corporation was duly mutated by aforesaid Mutation Entry in the revenue records of the Survey No.122/1/A/3 and 122/5/1, situated at Wakad, Taluka Mulshi, District Pune and the said mutation entry is certified by the Concerned Revenue Officer.
59. On perusal of Certificate issued by Maha RERA Authority, it appears that Vilas Javdekar Infinitree Developers Private Limited has registered the Project known as "Yashwin Urbo Centro Phase 1" on the Plot A1 out of Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and Survey No. 122/5/1, situated at Wakad, Tal. Mulshi, Dist. Pune. Vilas Javdekar Infinitree Developers Private Limited through its authorized Signatory has agreed to sale the various Flats in the said Yashwin Urbo Centro Phase 1 project to various Flat Purchaser/s and executed and registered the various Agreements for Sale in respect of the same. The Prospective Flat Purchaser/s has also mortgages their respective Flats to the Banks and/or Financial Institutions.
60. On perusal of Sanctioned Amalgamation Layout plan and Order bearing No. B.P./Wakad/179/2023 dated 09/11/2023, issued by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune, it appears that Pimpri Chinchwad Municipal Corporation, Pimpri, Pune has granted amalgamation of Plot A1 with Plot A2 out of Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, situated at Wakad, Tal. Mulshi, Dist. Pune and details of which are as under:

PLOT AREA STATEMENT BEFORE AMALGAMATION				
Sr. No.	Plot	Area as per Sanctioned Layout - BP/Wakad/89/2023	Area as per Triangulation	Minium Plot area considered
1	Plot A1 out of S. No. 122/1, 122/1/A/3, 122/2, 122/5, 122/5/1	14565.62	14570.88	14565.62
2	Plot A2 out of S. No. 122/1, 122/1/A/3, 122/2, 122/5, 122/5/1	10411.27	10411.27	10411.27
		24976.89	24982.15	24976.89

PLOT AREA STATEMENT AFTER AMALGAMATION				
Sr. No.	Plot	Area as per Sanctioned Layout - BP/Wakad/89/2023	Area as per Triangulation	Minium Plot area considered
1	Plot A1+A2 out of S. No. 122/1, 122/1/A/3, 122/2, 122/5, 122/5/1	24976.89	24982.15	24976.89
		24976.89	24982.15	24976.89

On perusal of 7/12 extracts of Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, it appears that effect of the aforesaid amalgamation layout plan is never given to the 7/12 extracts of the said entire properties.

61. On perusal of Agreement dated 03/11/2023, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 23744/2023 on 06/11/2023, it appears that Agreement has been executed between the Pimpri Chinchwad Municipal Corporation represented by Deputy Engineer, Civil Dept. & Authorised Officer Shri. Satvashil Shitole and M/s. Vilas Javdekar Infinitree Developers Private Limited through its Director Mr. Sarvesh Vilas Javdekar in respect of Survey No. 122/1/A/3, 122/5/1, 122/5 and Survey No. 122/1, situated at Wakad, Taluka Mulshi, District Pune, for construction of integrated PMPML Bus Depot and Commercial Office Building in lieu of amenity TDR, on terms and conditions mentioned therein.
62. On perusal of Index 2 entries at the Joint Sub Registrar Office, Haveli No. 1 to 28, it appears the M/s. Vilas Javdekar Infinitree Developers Private Limited through its authorized Directors has sold the various Agreements/Transfer Deeds in respect of the TDR generated as per the Agreement dated 03/11/2023 to various Purchasers.
63. On perusal of Cancellation Deed dated 14/06/2024, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 13477/2024 on 18/06/2024, it appears that Cancellation Deed has been executed between the Pimpri Chinchwad Municipal Corporation represented by Deputy Engineer, Civil Dept. & Authorised Officer Shri. Satvashil Shitole and M/s. Vilas Javdekar Infinitree Developers Private Limited through its Director Mr. Sarvesh Vilas Javdekar in respect of Survey No. 122/1/A/3, 122/5/1, 122/5 and Survey No. 122/1, situated at Wakad, Taluka Mulshi, District Pune, for foreclose the Agreement dated 03/11/2023, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 23744/2023 on 06/11/2023, on terms and conditions mentioned therein.
64. On perusal of Agreement dated 18/06/2024, registered in the office of Joint Sub Registrar, Haveli No. 5, Pune at Sr. No. 13515/2024 on 18/06/2024, it appears that Agreement has been executed between the Pimpri Chinchwad Municipal Corporation represented by Deputy Engineer, Civil Dept. & Authorised Officer Shri. Satvashil Shitole and M/s. Vilas Javdekar Infinitree Developers Private Limited through its Director Mr. Sarvesh Vilas Javdekar in respect of land admeasuring 10274 sq. mtrs out of land bearing Survey No. 122/1/A/3 and 122/5/1, situated at Wakad, Taluka Mulshi, District Pune, for construction of integrated PMPML Bus Depot and Commercial Office Building, on terms and conditions mentioned therein.

5. **Any other relevant title:-**

I am of the opinion that the title of the aforesaid owners i.e. (1) Vilas Javdekar Infinitree Developers Private Limited and (2) Forrester Dwellings Private Limited and development rights of Vilas Javdekar Infinitree Developers Private Limited in respect of their said Plot out of the said entire properties i.e. Survey No. 122/1, 122/1/A/3, 122/2, 122/5 and 122/5/1, situated at Wakad, Taluka Mulshi, Dist. Pune is subject to encumbrance of charge/mortgage of Tata Capital Housing Finance Limited and handed over reserved areas, conditions, limitation mentioned in my title report.

6. **Litigations, if any:- Nil.**

Date: 27/09/2024



TUSHAR RAMESH PATIL

(Advocate)

Tushar R. Patil

B.S.L., LL.B.

ADVOCATE

Mobile No. - 8087160209.

C 10, Shantanu Heights,

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Alandi Road, Bhosari, Pune - 411 039.

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ANNEXURE - 1

DESCRIPTION OF THE SAID ENTIRE PROPERTIES

1. All that piece and parcel of land bearing Survey No. 122/1, totally admeasuring 01 Hectare 02 Ares i.e. 10200 Sq. mtrs. situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred to as **said property No. 1**)
2. All that piece and parcel of land bearing Survey No. 122/1/A/3, totally admeasuring 01 Hectare 00 Ares i.e. 10,000 sq. mtrs. situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred to as **said property No. 2**).
3. All that piece and parcel of land bearing Survey No. 122/2, totally admeasuring 01 Hectare 31 Ares i.e. 13100 sq. mtrs., situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred to as **said property No. 3**).
4. All that piece and parcel of land bearing Survey No. 122/5, totally admeasuring 00 Hectare 50 Ares i.e. 5000 sq. mtrs., situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred to as **said property No. 4**).
5. All that piece and parcel of land bearing Survey No. 122/5/1, totally admeasuring 00 Hectare 50 Ares i.e. 5000 sq. mtrs., situated at Village Wakad, Taluka Mulshi, District Pune (hereinafter referred to as **said Property No. 5**)

The said Property Nos. 1 to 5 are hereinafter collectively referred to "**said entire properties**".

DESCRIPTION OF THE SAID PLOT

All that piece and parcel of land admeasuring 24976.89 sq. mtrs bearing Plot A1+A2 out of aforesaid S. No. 122/1, 122/1/A/3, 122/2, 122/5, 122/5/1, total land admeasuring 43300 Sq. mtrs. situated at Village Wakad, Taluka: - Mulshi, District Pune within the Limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as **said Plot**).



ANNEXURE 2**DOCUMENTS OF THE PLOT/PROPERTY**

For the purpose of this Title Opinion and Search Report, I have reviewed the following documents:

1) Copies of Other Documents:

- a) Akarband Patrak issued by Dy. Superintendent of Land Record.
- b) Copy of Return filed by Mr. Narayan Rambhau Bhumkar in Ceiling Case No. 73/1975, before the Hon'ble Court of Surplus Lands Determination Tribunal, Mulshi, Pune
- c) Copy of Order dated 07/02/1976 in Ceiling Case passed by the Hon'ble Court of Surplus Lands Determination Tribunal, Mulshi.
- d) Copy of Service Road- Advance Possession for Sr.no 122 - Land Wakad dated 22.04.2008 to the Dy. Director, Town Planning, Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411 018.
- e) Death certificate dated 10/10/2019 of Mrs. Rajshri Chandmal Parmar.
- f) Copy of Demarcation dated 05/03/2022 vide M. R. No. 3534/2022.
- g) Copy of D. P. Opinion Order and Plan dated 23/11/2022 by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411 018.
- h) No Objection Certificate dated 18/05/2023 issued by Tata Capital Housing Finance Limited.
- i) Sanctioned Sub Division Layout plan and Order bearing No. B.P./Layout/Wakad/89/2023 dated 23/06/2023 by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411 018.
- j) Non Agricultural Assessment Order bearing No. Ja.Kra.42B/NA/SR/51/2023 Paud, dated 06/07/2023 issued by Tahasildar Mulshi, Pune

2) All Deeds & Documents

- i) Copy of Sale Deed dated 15/07/1946 executed by Mr. Mahadu Aanda Bhalekar & Mr. Sahadu Govinda Shinde in favour of Mr. Rambhau Govinda Bhumkar which is duly registered at Sub Registrar Office, Mawal, Pune at Sr. No. 951/1946 on 15/07/1946.
- ii) Copy of Agreement to Sell dated 04/06/1981, executed by Mr. Narayan Rambhau Bhumkar & Others in favor of Mr. Chandmal Motilal Parmar & Mr. Bharat Chandmal Parmar which is duly registered at Sub Registrar Office, Mawal, Pune at Sr. No. 1110/1981 on 04/06/1981.
- iii) Copy of Sale Deed dated 16/11/1983, executed by Mr. Narayan Rambhau Bhumkar & 3 Others in favor of Mr. Bharat Chandmal Parmar and 2 Others with consent of Mr. Chandmal Motilal Parmar & Mr. Bharat Chandmal Parmar which is duly re-registered at Sub Registrar Office, Mawal, Pune at Sr. No. 92/1984 (Old Reg. No. 1889/1983) on 11/01/1984.
- iv) Copy of Sale Deed dated 16/11/1983, executed by Mr. Narayan Rambhau Bhumkar & 3 Others in favor of Mr. Chandmal Motilal Parmar & 6 Others with consent of Mr. Chandmal Motilal Parmar & Mr. Bharat Chandmal Parmar which is duly re-registered at Sub Registrar Office, Mawal, Pune at Sr. No. 91/1984 (Old Reg. No. 1888/1983) on 11/01/1984.
- v) Copy of Sale Deed dated 07/03/1984, executed by Mr. Narayan Rambhau Bhumkar & 3 Others in favor of Mr. Khubilal Gulabchand Rathore & Mrs. Pawan Khubilal Rathore with consent of Mr. Chandmal Motilal Parmar & Mr. Bharat Chandmal Parmar which is duly registered at Sub Registrar Office, Mawal, Pune at Sr. No. 500/1984 on 07/03/1984.
- vi) Copy of Sale Deed dated 07/03/1984, executed by Mr. Narayan Rambhau Bhumkar & 3 Others in favor of Mr. Shantilal Fulchand Rathore with consent of Mr. Chandmal Motilal Parmar & Mr. Bharat Chandmal Parmar which is duly registered at Sub Registrar Office, Mawal, Pune at Sr. No. 501/1984 on 05/07/1984.
- vii) Copy of Sale Deed dated 27/02/1985, executed by Mr. Narayan Rambhau Bhumkar & 3 Others in favor of Mr. Chandmal Motilal Parmar & 6 Others with consent of Mr. Chandmal Motilal Parmar & Mr. Bharat Chandmal Parmar which is duly registered at Sub Registrar Office, Mawal, Pune at Sr. No. 681/1985 on 05/06/1985.
- viii) Copy of Notarised Will Deed dated 04/03/1985, executed by Mr. Motilal Sheshmalji Parmar
- ix) Copy of Sale Deed dated 29/09/1990, executed by Mr. Bharat Chandmal Parmar & 2 Others in favor of Mr. Satish Parshuram Herekar & Mrs. Alka Satish Herekar which is duly registered at Sub District Registrar, Pune City at Sr. No. 1450/1990 on 04/10/1990
- x) Copy of Sale Deed dated 25/03/1991 executed by Mr. Shantilal Fulchandji Rathod in favor of Mr. Subhash Motilal Parmar & 6 Others which is duly registered at District Sub District Registrar, Pune City at Sr. No. 479/1991 on 31/10/1991.



- xi) Copy of Sale Deed dated 25/03/1991 executed by Mr. Shantilal Fulchandji Rathod in favour of Mr. Satish Chandmal Parmar & 6 Others which is duly registered at Sub District Registrar, Pune City at Sr. No. 480/1991 on 31/10/1991.
- xii) Copy of Notarized Taba Pavati for dated 24/10/2008 executed by Mr. Chandmal Motilal Parmar & Others 6 in favor of Pimpri Chinchwad Municipal Corporation regarding Sr. No. 122/1 & Sr. No. 122/2 reserve Water tank area around 5000.00 Sq. Mtrs.
- xiii) Copy of Notarised Will Deed dated 14/11/2008, executed by Mrs. Chandanbal Chandmal Parmar.
- xiv) Copy of General Power of Attorney dated 13/03/2014, executed by Mr. Kunal Subhash Parmar in favour of Mr. Subhash Motilal Parmar which is registered at Sub Registrar Office haveli No. 10 at Sr. No. 2707/2014.
- xv) Copy of Deed of Conveyance/Sale Deed dated 08/03/2023, executed by Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) which is registered in the office of Joint Sub Registrar, Haveli No. 15, Pune at Sr. No. 4605/2023 on 08/03/2023.
- Copy of Irrevocable Power of Attorney dated 08/03/2023, executed by Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 15, Pune at Sr. No. 4607/2023 on 08/03/2023.
- xvi) Copy of Possession Letter dated 08/03/2023, executed by Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar.
- xvii) Copy of Deed of Conveyance dated 18/04/2023, executed by Mr. Sanjay Chandmal Parmar and other in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6855/2023 on 18/04/2023.
- xviii) Copy of Irrevocable Power of Attorney dated 18/04/2023, executed by Mr. Sanjay Chandmal Parmar and Others in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6856/2023 on 18/04/2023.
- xix) Copy of Possession Letter dated 18/04/2023, executed by Mr. Sanjay Chandmal Parmar and others in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar.
- xx) Copy of Deed of Conveyance dated 18/04/2023, executed by Mr. Sanjay Chandmal Parmar and Others in favour of Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6858/2023 on 18/04/2023.
- xxi) Copy of Irrevocable Power of Attorney dated 18/04/2023, executed by Mr. Sanjay Chandmal Parmar and others in favour of Forrester Dwellings Private Limited Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6859/2023 on 18/04/2023.
- xxii) Copy of Possession Letter dated 18/04/2023, executed by Mr. Sanjay Chandmal Parmar and others in favour of Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar.
- xxiii) Copy of Deed of Conveyance dated 18/04/2023, executed by Mrs. Nirmala Satish Parmar in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar (Purchaser) which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6866/2023 on 18/04/2023.
- xxiv) Copy of Irrevocable Power of Attorney dated 18/04/2023, executed by Mrs. Nirmala Satish Parmar in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6867/2023 on 18/04/2023.
- xxv) Copy of Possession Letter dated 18/04/2023, executed by Mrs. Nirmala Satish Parmar in favour of Vilas Javdekar Infinitree Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar.
- xxvi) Copy of Deed of Conveyance dated 18/04/2023, executed by Mrs. Nirmala Satish Parmar in favour of Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6868/2023 on 18/04/2023.



- xxvii) Copy of Irrevocable Power of Attorney dated 18/04/2023, executed by Mrs. Nirmala Satish Parmar in favour of Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6859/2023 on 18/04/2023.
- xxviii) Copy of Possession Letter dated 18/04/2023, executed by Mrs. Nirmala Satish Parmar in favour of Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar.
- xxix) Copy of Deed of Mortgage dated 18/04/2023, executed by Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Forrester Dwellings Private Limited through its Directors Mr. Aditya Vilas Javdekar in favour of Tata Capital Housing Finance Limited which is registered in the office of Joint Sub Registrar, Haveli No. 14, Pune at Sr. No. 6876/2023 on 18/04/2023.
- xxx) Copy of Joint Development Agreement dated 15/06/2023, executed by Forrester Dwellings Private Limited through its Directors Mr. Rajesh Krishnkumar Goyal and Mr. Vineet Krishnkumar Goyal in favour of Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 10, Pune at Sr. No. 14297/2023 on 15/06/2023.
- xxxi) Copy of Irrevocable Power of Attorney dated 15/06/2023, executed by Forrester Dwellings Private Limited through its Directors Mr. Rajesh Krishnkumar Goyal and Mr. Vineet Krishnkumar Goyal in favour of Vilas Javdekar Infinite Developers Private Limited through its Directors Mr. Aditya Vilas Javdekar and Mr. Sarvesh Vilas Javdekar which is registered in the office of Joint Sub Registrar, Haveli No. 10, Pune at Sr. No. 14298/2023 on 15/06/2023.

NOTE: All Documents submitted for my perusal are photocopies.



ANNEXURE - 3

7/12 EXTRACTS AND MUTATION ENTRIES

- **7/12 Extracts and Mutation Entries submitted for my perusal for the said entire properties**
 - i. Copies of 7/12 extracts of **Survey No. 122** of Village Wakad, for the period 1941 to 1964, 1966 to 1975, 1991 to 2020.
 - ii. Copies of 7/12 extracts of **Survey No. 122/1** of Village Wakad, for the period 1986 to 2022 & dated 13/09/2024.
 - iii. Copies of 7/12 extracts of **Survey No. 122/2** of Village Wakad, for the period 1985 to 2022 & dated 26/09/2024.
 - iv. Copies of 7/12 extracts of **Survey No. 122/5** of Village Wakad, for the period 1984 to 2022 & dated 26/09/2024.
 - v. Copies of 7/12 extracts of **Survey No. 122/5/1** of Village Wakad, for the period 1992 to 2022 & dated 26/09/2024.
 - vi. Copies of 7/12 extracts of **Survey No. 122/1B/4** of Village Wakad, for the period 1985/86, 1987/88, 1989/90, 1990/91, 1991 to 2012.
 - vii. Copies of 7/12 extracts of **Survey No. 122/1A/3** of Village Wakad, for the period 2012 to 2021 & dated 26/09/2024.
- **Mutation Entry Numbers:** 903, 1745, 1838, 2011, 2622, 2623, 2740, 2744, 2745, 3081, 3517, 3563, 3564, 4817, 4818, 7102, 14426, 15432, 15533, 15534, 15912, 17130, 17302, 17661, 17689, 17690, 17713, 17716, 17877, 17884, 17885.

NOTE : All documents submitted for my perusal are photocopies.



ANNEXURE - 4**SEARCH REPORT FOR LAST 30 YEARS**

I have caused to take the search in respect of the properties under subject in the Offices of Sub Registrar, Mulshi and e-search for the period of past 30 years (1995 to 2025). I have paid requisite search fees vide GRN No. MH008791834202425P dated 25/09/2024 and obtained Receipt bearing No. 1113658192 dated 25/09/2024. The Records maintained with the Sub Registrar Offices Mulshi for the year of 1994 to 2002 are entirely not readable and are not available with respect to the said entire properties and/ or said plot. It is the fact that the record in these offices of Sub-Registrar is not maintained properly and some of registers were missing and some of the pages of the registers were in torn conditions and were also not in readable condition. I have also carried out online search on website of Department of Registration and Stamps, Government of Maharashtra, Pune [i.e. <http://www.igrmaharashtra.gov.in>] from years 2002 to till date with respect to the said entire properties and/or said plot. However, upon the perusal of available record, I do not found any adverse or cross entry in respect of the said plot except the above mentioned transactions.

I. PUBLIC NOTICE

- a. To Investigate the title of Mr. Khubilal Gulabchand Rathore and Mrs. Pavan Khubilal Rathore in respect of land admeasuring 01 Hectare 00 Ares out of Survey No. 122/1A/1, Adv. Ashish Dhakne (H & Co. Legal) has published a public Notices in the "Prabhat" daily Marathi newspaper and in The Indian Express daily English newspapers both edition on dated 06/01/2023, calling for objections, if any. On perusal of Letter dated 15/02/2023, it appears that Adv. Ashish Dhakne (H & Co. Legal) has not received any objections pursuant in response to the said public notices.
- b. To Investigate the title of Mr. Sanjay Chandmal Parmar, Mr. Satish Chandmal Parmar, Mrs. Lalita Subhash Parmar, Mr. Subhash Motilal Parmar, Mrs. Sangita Sanjay Parmar and Mr. Kunal Subhash Parmar in respect of total land area admeasuring 03 Hectare 09.335 Ares, being portion of (i) land area admeasuring 00 Hectare 94.83 Ares carved out of the Survey No. 122/1, (ii) land area admeasuring 01 Hectare 21.645 Ares carved out of the Survey No. 122/2, (iii) land area admeasuring 00 Hectare 46.43 Ares carved out of the Survey No. 122/5, (iv) land area admeasuring 00 Hectare 46.43 Ares carved out of the Survey No. 122/5/1, village Wakad, Taluka Mulshi, District Pune, Adv. Ashish Dhakne (H & Co. Legal) has published a public Notices in the "Prabhat" daily Marathi newspaper and in The Indian Express daily English newspapers both edition on dated 11/01/2023, calling for objections, if any. On perusal of Objection notice issued by Adv. Rohini Bhagat on dated 23/01/2023 to Adv. Ashish Dhakne (H & Co. Legal) and raised objection on daily newspaper Prabhat published on dated 22/01/2023. On perusal of Reply Letter dated 02/02/2023, it appears that Adv. Ashish Dhakne (H & Co. Legal) has replied to the said objections and asked for documentary proofs from them. On perusal of Letter dated 15/02/2023, it appears that Adv. Ashish Dhakne (H & Co. Legal) has the not received any other objections (except the aforesaid objections taken by Mrs. Nirmala Satish Parmar through her Advocate) pursuant in response to the said public notices. Thereafter, Mrs. Nirmala Satish Parmar has withdrawn the said objection and issued Letter dated 18/04/2023 to Vilas Javdekar Infinite Developers Private Limited and Forrester Dwellings Private Limited.





CHALLAN
MTR Form Number-6



GRN	MH008791834202425P	BARCODE			Date	25/09/2024-18:22:54		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Adv Tushar Ramesh Patil			
Location PUNE										
Year 2024-2025 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502024092508394		9206526702137	
Cheque/DD No.					Bank Date	RBI Date	25/09/2024-18:23:25		Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 657353950

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

Mobile No. : 8530119332

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH008791834202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Sep 2024	Receipt	Receipt no.: 1113658192
	Name of the Applicant :	Adv Tushar Ramesh Patil
	Details of property of which document has to be searched :	Dist :Pune Village :Wakad S.No/CTS No/G.No. : 122
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH008791834202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		