



VRUSHALI HAPSE(VIBHUTE)

Advocate

Add:- Shri Shantinagar Society, Flat No. 604, Sixth Floor, A – Building, Opp. Gokul Hotel, Kondhwa BK, Pune-411048, Mobile: 8149392190; E-mail: adv.vrushalihapsevibhute@gmail.com

FORMAT - A

(Circular No. 28/2021)

To,
MahaRERA
Pune.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **A) S. No. 13, Hissa No. 1/4/1 an area admeasuring 00 H. 15 R. out of entire area admeasuring 00 H 38 R assessed at 00 Rs. 27 Paise, B) S. No. 13, Hissa No. 1/5 an area admeasuring 00 H 16 R out of entire area admeasuring 00 H 38 R assessed at 00 Rs. 55 Paise And C) S. No. 13, Hissa No. 1/13 an area admeasuring 00 H 05 R + P. K. 00 H. 15 R total an area admeasuring 00 H 20 R out of an area admeasuring 00 H 27 R + P. K. 15 R Total an area admeasuring 00 H. 42 R assessed at 00 Rs. 70 Paise Total area admeasuring 00 H. 51 R. situated at revenue village Autade Handewadi, Tal - Haveli, Dist - Pune**

I have investigated the title of the said land on the request of **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** and following documents i.e. :-

1) **Description of the property**

SCHEDULE - I

All those piece and parcel of land in **(a) S. No. 13, Hissa No. 1/4/1 an area admeasuring 00 H. 15 R. out of entire area admeasuring 00 H 38 R assessed at 00 Rs. 27 Paise** which is bounded as under:

East : By Road

South : By property of Mr. Nhavle



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West : By property of Mr. Khaladkar

North : By property of Mr. Dattatray BHangire

(b) **S. No. 13, Hissa No. 1/5 an area admeasuring 00 H 16 R out of entire area admeasuring 00 H 38 R assessed at 00 Rs. 55 Paise** which is bounded as under:

East : By Road

South : By property of Mr. Dattatray Bhangire

West : By property of Mr. Khaladkar

North : By property of Mr. Bahirat

(c) **S. No. 13, Hissa No. 1/13 an area admeasuring 00 H 05 R + P. K. 00 H. 15 R total an area admeasuring 00 H 20 R out of an area admeasuring 00 H 27 R + P. K. 15 R Total an area admeasuring 00 H. 42 R assessed at 00 Rs. 70 Paise** which is bounded as under:

East : By Common Road

South : By Remaining land of same S. No.

West : By property of Mr. Khaladkar

North : By Remaining land of same S. No.

Total area admeasuring **00 H. 51 R.** situated at revenue village **Auatade Handewadi**, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and Registration District Pune, Sub. Registrar, Haveli No. 1 to 28, Pune,



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2) The documents of allotment of land :

- i) Copy of 7/12 extract for Old S. No. 595/1/1 of village Uruli Devachi for the year 1976-1977 to 1990-91.
- ii) Copy of 7/12 extract for Old S. No. 595, Hissa No. 1/4 of village Uruli Devachi for the year 1988-89 to 1990-1991.
- iii) Copy of 7/12 extract for S. No. 13, Hissa No. 1/4 of village Autade Handewadi for the year 2002-03 to 2011-12.
- iv) Copy of 7/12 extract for S. No. 13, Hissa No. 1/4 of village Autade Handewadi for the year 2012-13 to 2015-16.
- v) Copy of 7/12 extract for S. No. 13, Hissa No. 1/4 of village Autade Handewadi for the year 2024.
- vi) Copy of 7/12 extract for S. No. 13, Hissa No. 1/4 of village Autade Handewadi for the year 2024
- vii) Copy of Development agreement dated 03/07/2006 registered at Serial No. 5343/2006 before the Sub-Registrar Haveli No. 11, executed between Mr. Dattatraya Narayanrao Dara and Others (Vendors) and Mr. Mohan Parmanad Chug and others (Developers)
- viii) Copy of Deed Of Conveyance/Sale Deed dated 30/12/2015 registered at Serial No. 2572/2015 before the Sub-Registrar Haveli No. 10, executed between Mr. Dattatraya Narayanrao Dara and others (Vendors) and Mr. Mohan Parmanad Chug and others (Purchaser).



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- ix) Copy of Sale Deed dated 13/08/2019 registered at Serial No. 11481/2019 before the Sub-Registrar Haveli No. 3, executed between Mr. Dattatray Madhukar Bhangire (Vendor) Mr. Vinay Ashok Chugera (Purchaser).
- x) Copy of Agreement To Sale dated 16/03/2022 registered at Serial No. 4096/2022 before the Sub-Registrar Haveli No. 6, executed between Mrs. Shevta Satish Rane and and Mrs. Reema Haresh Chhabada (Vendor) and M/s. Anshul Developers through it's partner Mr. Rahul Nandkumar Harpale Others (Purchaser). Hha
- xi) Copy of Power Of Attorney dated 16/03/2022 registered at Serial No. 4098/2022 before the Sub-Registrar Haveli No. 6, executed between Mrs. Shevta Satish Rane and and Mrs. Reema Haresh Chhabada (Vendor) and M/s. Anshul Developers through it's partner Mr. Rahul Nandkumar Harpale Others (Pov Holder).
- xii) Copy of Agreement To Sale dated 11/10/2022 registered at Serial No. 16859/2022 before the Sub-Registrar Haveli No. 6, executed between Mrs. Shweta Satish Rane and and Mrs. Reema Haresh Chhabada (Vendor) and A BHK Buildcon through it's partner Mr. Rahul Nandkumar Harpale Others (Purchaser).
- xiii) Mutation Entry No's : 7255, 1, 4293, 5816, 5975.

List of Documents for (Old S.No. 595) S. No. 13, Hissa No.1/5:-

- i) Copy of 7/12 extract for Old S. No. 595/1/1 of village Uruli Devachi for the year 1976-1977 to 1990-91.
- ii) Copy of 7/12 extract for Old S. No. 595, Hissa No. 1/4 of village Uruli Devachi for the year 1988-89 to 1990-1991.
- iii) Copy of 7/12 extract for S. No. 13, Hissa No. 1/5 of Autade Handewadi for the year 1991-92 to 2001-02.



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- iv) Copy of 7/12 extract for S. No. 13, Hissa No. 1/5 of Autade Handewadi for the year 2002-03 to 2011-12.
 - v) Copy of 7/12 extract for S. No. 13, Hissa No. 1/5 of village Autade Handewadi for the year 2012-13 to 2015-16
 - vi) Copy of 7/12 extract for S. No. 13, Hissa No. 1/5 of village Autade Handewadi for the year 2024.
 - vii) Copy of Sale Deed dated 17/10/1988 registered before the Sub-Registrar Haveli , executed between Mr. Shankar Rambhau Dhamuse (Vendor) and Mr. Ram Talreja and others (Purchaser).
 - viii) Copy of Sale Deed dated 16/03/2022 registered at Serial No. 4093/2022 before the Sub-Registrar Haveli No. 6, executed between Mrs. Nanda Kishor Rahatekar and others (Vendor) and A BHK Buildcon through it's partner Mr. Rahul Nandkumar Harpale Others (Purchaser).
 - ix) Mutation Entry No's : 7256, 1, 5974.

List of Documents for (Old S.No. 595) S. No. 13, Hissa No.1/13:-

- i) Copy of 7/12 extract for Old S. No. 595/1/1 of village Uruli Devachi for the year 1976-1977 to 1990-91.
- ii) Copy of 7/12 extract for (Old S. No. 595) S. No. 13, hissa No.1/13 of village Autade Handewadi for the year 1991-92 to 2001-2002.
- iii) Copy of 7/12 extract for S. No. 13, hissa No.1/13 of village Autade Handewadi for the year 2002-2003 to 2011-2012.



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- iv) Copy of 7/12 extract for S. No. 13, hissa No.1/13 of village Autade Handewadi for the year 2012-2013 to 2015-2016.
 - v) Copy of 7/12 extract for S. No. 13, hissa No.1/13 of village Autade Handewadi for the year 2024.
 - vi) Copy of Development Agreement dated 11/05/2006 registered at Serial No. 3871/2006 before the Sub-Registrar Haveli No. 3, executed between Mrs. Latabai Sonba Jadhavand others (Vendor) and Mr. Bansiram Shivaji Bhangire and Mr. Dattatray Madhukar Bhangire (Purchaser).
 - vii) Copy of Sale Deed dated 11/05/2006 registered at Serial No. 388/2021 before the Sub-Registrar Haveli No. 3, executed between Mr. Vinay Ashok Chhugera (Vendor) and Mr. Dattatray Madhukar Bhangire (Purchaser).
 - viii) Copy of Sale Deed dated 16/03/2022 registered at Serial No. 4095/2022 before the Sub-Registrar Haveli No. 6, executed between Mr. Dattatray Madhukar Bhangire (Vendor) and A.BHK. Buildcon through it's partner Mr. Rahul Nandkumar Harpale and other (Purchaser).
 - ix) Mutation Entry No's : 1, 1655, 1768, 3338, 3985, 3986, 5335, 5670.
 - x) Copy of Zone Certificate issued by Pune Municipal Corporation, Pune dated 11/06/2022.
- 3) 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 **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** is clear, marketable and without any encumbrances till issuance of Search Report and Title Opinion dated 21/03/2024.



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4) Owner of the land

(1) **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** are the lawful owners of subject property.

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(2) Qualifying Remarks if any : of **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** are bonafide Owners of the said property. (3) The report reflecting the flow of the title of the owner of **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** on the said land is enclosed herewith as annexure.

Encl : Search & Title Opinion.

Date : 21/03/2024

V. Hapse
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FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. M. E. No. 402, 516, 598, 734, 1460, 1730, 1916, 2097. 2263, 1, 70, 223, 1178, 1647, 1798, 1884, 2097, 2479, 2784, 4829, 5679, 6606 6780, 7472, 8377.
- 3) Search report for 30 years from 1995 to 204 taken from Jt. Sub-Registrar Haveli.
- 4) **Any other relevant title** - Already Explained in Search Report & Title Opinion dated 21/03/2024 as follows:-

LAND S. NO. 13, HISSA NO. 1/4/1 (OLD S. NO. 13, HISSA NO. 1/4) OF VILLAGE AUTADE HANDEWADI

- a) It is seen from the available record that, the land old S. No. 595, Hissa No. 1/1 of village Uruli Devachi was previously owned and possessed by Mr. Shankar Rambhau Dhamuse for 12 Aane and Parubai Kashinath Jadhav for 4 Aane;
- b) After perusal of **M. E. No. 7255** it reveals that, Mr. Shankar Rambhau Dhamuse with consent of Parubai Kashinath Jadhav and others have been sold, conveyed and transferred the land to 1) Mr. Vikram Dinanath Ittam for an area admeasuring 00 H. 02 R, 2) Mr. Anil Sudarshan Ittam for an area admeasuring 00 H. 02 R, 3) Mr. Milind Prabhakar Sabnis for an area admeasuring 00 H. 02 R, 4) Mr. Ganesh Tipala Dasa for an area admeasuring 00 H. 02 R, 5) Mr. Anil Manohar Gote for an area admeasuring 00 H. 02 R, 6) Samidha Rajendra Aabhade for an area admeasuring 00 H. 06 R, 7) Mr. Dattatray Narayanrao Dara for an area admeasuring 00 H. 02 R, 8) Mr. Harish Hemant More for an area admeasuring 00



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H. 04 R, 9) Sarika Chandrashekhar Rawat for an area admeasuring 00 H. 02 R, 10) Mr. Prakash Eknath Sindekar for an area admeasuring 00 H. 02 R, 11) Mr. Pradeep Eknath Sindekar for an area admeasuring 00 H. 02 R, 12) kalpana Dattatray Ambede for an area admeasuring 00 H. 02 R, 13) Mr. Dinkar Ninu Narkhede for an area admeasuring 00 H. 02 R, 14) Surekha Shankar Desai for an area admeasuring 00 H. 06 R and 15) Mr. Purushottam Gangaram Rudra for an area admeasuring 00 H. 02 R total an area admesuring 00 H. 40 R by virtue of Sale Deed dated 28/10/1988. Accordingly S. No. 595, Hissa No. 1 has been sub-divided and opened new 7/12 extract i.e. S. No. 595, Hissa No. 1/4 an area admeasuring 00 H 40 R has been assigned in the name of Purchasers i.e. Mr. Vikram Dinanath Ittam & others and S. No. 595, Hissa No. 1/1 was kept in the name of owners and said mutation which came to be certified on 31/12/1988;

- c) After perusal of **M. E. No. 1** it reveals that, the Autade & Handewadi under the revenue village Uruli Dewachi has been separated as per the Order of Govt. of Maharashtra Govt. G. R. Revenue and Forest Dept. TLC 1069-32-81021 (Spl.) dated 09/11/1970 as per the Provision of Maharashtra Land Revenue Code, 1966 separate Aakarband & Hissa Form has been prepared and therefore separate Gat Suchi has been prepared and **Old S. No. 595 of village Uruli Dewachi has been changed to new S. No. 13 of village Autade Handewadi** and the effect of the said has been carried out by the aforesaid G. R. and said mutation which came to be certified on 30/01/1992;

- d) It is seen from the available record that 1) Mr. Dattatray Narayanrao Dara for an area admeasuring 00 H. 02 R, 2) Samidha Rajendra Aabhade for an area admeasuring 00 H. 06 R, 3) Mr. Ganesh Tipanna Dasa for an area admeasuring



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00 H. 02 R, 4) Mr. Purushottam Gangaram Rudra for an area admeasuring 00 H. 02 R, 5) Mr. Vikram Dinanath Ittam for an area admeasuring 00 H. 02 R, 6) Mr. Anil Sudarshan Ittam for an area admeasuring 00 H. 02 R, 7) Mr. Pradeep Eknath Sindekar for an area admeasuring 00 H. 02 R, 8) Mr. Prakash Eknath Sindekar for an area admeasuring 00 H. 02 R and others had executed Development Agreement along with Power of Attorney of the land **S. No. 13/1/4** an area admeasuring **00 H. 20 R** out of total an area admeasuring 00 H. 40 R and other property in favor of 1) Mr. Mohan Parmanand Chug, 2) Mr. Haresh Hundraj Paryani and 3) Mr. Umesh Hundraj Paryani. The said Development Agreement and Power of Attorney was executed and registered on 03/07/2006 before Haveli No. 11 at Serial No. 5343/2006 & 5344/2006 respectively.

- e) After perusal of **M. E. No. 4293** it reveals that, 1) Mr. Dattatray Narayanrao Dara for an area admeasuring 00 H. 02 R, 2) Samidha Rajendra Aabhade for an area admeasuring 00 H. 06 R, 3) Mr. Ganesh Tipanna Dasa for an area admeasuring 00 H. 02 R, 4) Mr. Purushottam Gangaram Rudra for an area admeasuring 00 H. 02 R, 5) Mr. Pradeep Eknath Sindekar for an area admeasuring 00 H. 02 R and 6) Mr. Anil Sudarshan Ittam for an area admeasuring 00 H. 02 R through power of attorney holder 1) Mr. Mohan Parmanand Chug, 2) Mr. Haresh Hundraj Paryani and 3) Mr. Umesh Hundraj Paryani have sold, transferred and conveyed the land **S. No. 13/1/4** an area admeasuring **00 H. 15 R** out of an area admeasuring 00 H. 20 R (as per Development Agreement) out of total land an area admeasuring 00 H. 40 R with consent of Mr. Mohan Parmanand Chug and others to Mrs. Shweta Sateesh Rane and Mrs Reema Haresh Chhabada by virtue of Sale Deed dated 30/12/2014. The said sale deed was registered on 12/03/2015 before Sub-



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Registrar Haveli No. 10 at Serial No. 2572/2015. As per the said Sale Deed, name of purchasers Mrs. Shweta Sateesh Rane and Mrs Reema Haresh Chhabada were recorded to the 7/12 extract by the aforesaid mutation which came to be certified.

f) It is seen from the available record that Mrs. Shweta Sateesh Rane and Mrs Reema Haresh Chhabada had executed Agreement to Sale along with Power of Attorney of the land **S. No. 13/1/4** an area admeasuring **00 H. 15 R** out of total an area admeasuring 00 H. 40 R in favor of A BHK Buildcon through its partner 1) Mr. Rahul Nandkumar Harpale, 2) Mr. Mrs. Anuradha Sudhir Wagholikar, 3) Mr. Mr. Dattatray Madhukar Bhangire, 4) Mrs. Sonal Dattatray Bhangire, 5) Mr. Pruthviraj Vasantrao Chavan and 6) Mr. Hanumant Kisan Khomane. The said Agreement to Sale and Power of Attorney was executed on 16/03/2022 and registered on 12/05/2022 before Haveli No. 6 at Serial No. 4096/2022 & 4098/2022 respectively. Ath

g) After perusal of **M. E. No. 5816** it reveals that, order has been passed by the Hon'ble Sub-Supretendant Land Record, Haveli Pune bearing No. SR/137/2022 dated 26/05/2022 alongwith order passed by Hon'ble Tahsildar, Haveli, Pune bearing No. JAMABANDI/KaVi/126/2022 dated 30/05/2022 in respect of Less or More Sheet (कजाप) and accordingly the new 7/12 extract as S. No. 13/1/4/1 has been opened by closing old 7/12 extracts of 13/1/4. Implementation of the said order has given to the said 7/12 extract by aforesaid Mutation which was certified by Circle Officer Hadapsar on 13/03/2023.

h) After perusal of **M. E. No. 5975** and Sale Deed dated 11/10/2022 it reveals that, after fulfillment of terms and conditions of Agreement to Sale dated 16/03/2022,



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Mrs. Shweta Sateesh Rane and Mrs Reema Haresh Chhabada through power of attorney holder Mr. Rahul Nandkumar Harpale have sold, transferred and conveyed the land **S. No. 13/1/4** an area admeasuring **00 H. 15 R** out of total land an area admeasuring 00 H. 40 R to **A BHK Buildcon** through its partner 1) Mr. Rahul Nandkumar Harpale, 2) Mrs. Anuradha Sudhir Wagholikar, 3) Mr. Dattatray Madhukar Bhangire, 4) Mrs. Sonal Dattatray Bhangire, 5) Mr. Pruthviraj Vasant Rao Chavan and 6) Mr. Hanumant Kisan Khomane by virtue of Sale Deed dated 11/10/2022. The said sale deed was registered before Sub-Registrar Haveli No. 6 at Serial No. 16859/2022. As per the said Sale Deed, name of purchasers **A BHK Buildcon** through its partner 1) Mr. Rahul Nandkumar Harpale, 2) Mrs. Anuradha Sudhir Wagholikar, 3) Mr. Dattatray Madhukar Bhangire, 4) Mrs. Sonal Dattatray Bhangire, 5) Mr. Pruthviraj Vasant Rao Chavan and 6) Mr. Hanumant Kisan Khomane were recorded to the 7/12 extract by the aforesaid mutation which came to be certified.

Thus, **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** are the lawful owners and in actual physical possession of the said land **S. No. 13/1/4** an area admeasuring **00 H 15 R** out of entire area admeasuring 00 H 40 R assessed at 00 Rs. 60 Paise and having legal valid and enforceable title for the same.

LAND S. NO. 13, HISSA NO. 1/5 OF VILLAGE AUTADE HANDEWADI

- a) It is seen from the available record that, the land old S. No. 595, Hissa No. 1/1 of village Uruli Devachi was previously owned and possessed by Mr. Shankar Rambhau Dhamuse for 12 Aane and Parubai Kashinath Jadhav for 4 Aane;



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- b) After perusal of **M. E. No. 7256** it reveals that, Mr. Shankar Rambhau Dhamuse with consent of Parubai Kashinath Jadhav and others have been sold, conveyed and transferred the land to 1) Mr. Ram Kisan Talareja for an area admeasuring 00 H. 06 R, 2) Mr. Mukund Chintamani Barve for an area admeasuring 00 H. 02 R, 3) Mr. Milind Manohar Barve for an area admeasuring 00 H. 02 R, 4) Mrs. Manisha Manohar Barve for an area admeasuring 00 H. 02 R, 5) Mrs. Shailaja Suresha Dimber for an area admeasuring 00 H. 04 R, 6) Padmaja Durgesh Parhe for an area admeasuring 00 H. 02 R, 7) Mr. Vijay Bhagirath Katte for an area admeasuring 00 H. 02 R, 8) Mr. Mukund Balkrishna Gowande for an area admeasuring 00 H. 02 R, 9) Mr. Nandkishor Rahatekar for an area admeasuring 00 H. 02 R, 10) Mr. Suresh Annaji Lavar for an area admeasuring 00 H. 02 R, 11) Mr. Balbir Singh Sabherwal for an area admeasuring 00 H. 02 R, 12) Vilas Balkrushna Bhide for an area admeasuring 00 H. 02 R, 13) Mr. Vasudev Prabhakar Jogalekar for an area admeasuring 00 H. 02 R, 14) Madhuri Shrikant Date for an area admeasuring 00 H. 02 R, 15) Mr. Shrikant Mahadev Date for an area admeasuring 00 H. 02 R and 16) Mr. Lakshaman Jagannath Paderkar for an area admeasuring 00 H. 02 R total an area admesuring 00 H. 38 R by virtue of Sale Deed dated 17/10/1988. The said sale deed was registered before Sub-Registrar Haveli No. 1 at Serial No. 14483/1988. Accordingly S. No. 595, Hissa No. 1 has been sub-divided and opened new 7/12 extract i.e. S. No. 595, Hissa No. 1/5 an area admeasuring 00 H 37 R has been assigned in the name of Purchasers i.e. Mr. Ram Kisan Talareja & others and S. No. 595, Hissa No. 1/1 was kept in the name of owners and said mutation which came to be certified on 31/12/1988; however the said mutation is not available for my perusal.



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- c) After perusal of **M. E. No. 1** it reveals that, the Autade & Handewadi under the revenue village Uruli Dewachi has been separated as per the Order of Govt. of Maharashtra Govt. G. R. Revenue and Forest Dept. TLC 1069-32-81021 (Spl.) dated 09/11/1970 as per the Provision of Maharashtra Land Revenue Code, 1966 separate Aakarband & Hissa Form has been prepared and therefore separate Gat Suchi has been prepared and **Old S. No. 595 of village Uruli Dewachi has been changed to new S. No. 13 of village Autade Handewadi** and the effect of the said has been carried out by the aforesaid G. R. and said mutation which came to be certified on 30/01/1992;
- d) After perusal of **M. E. No. 5974** it reveals that, 1) Mr. Nandkishor Rahatekar alias Mr. Nandkishor Chandrakant Rahatekar for an area admeasuring 00 H. 02 R, 2) Mr. Lakshaman Jagannath Paderkar alias Peherekar for an area admeasuring 00 H. 02 R, 3) Mr. Suresh Annaji Lavar for an area admeasuring 00 H. 02 R, 4) Mr. Balbir Singh Sabherwal for an area admeasuring 00 H. 02 R, 5) Mr. Vijay Bhagirath Katte for an area admeasuring 00 H. 02 R and 6) Mr. Ram Kisan Talareja for an area admeasuring 00 H. 06 R have sold, transferred and conveyed the land **S. No. 13/1/5** an area admeasuring **00 H. 16 R** out of total land an area admeasuring 00 H. 38 R to **A BHK Buildcon** through its partner 1) Mr. Rahul Nandkumar Harpale, 2) Mr. Mrs. Anuradha Sudhir Wagholikar, 3) Mr. Mr. Dattatray Madhukar Bhangire, 4) Mrs. Sonal Dattatray Bhangire, 5) Mr. Pruthviraj Vasantrao Chavan and 6) Mr. Hanumant Kisan Khomane by virtue of Sale Deed dated 16/03/2022. The said sale deed was registered on 16/03/2022 (completed on 23/11/2022) before Sub-Registrar Haveli No. 6 at Serial No. 4093/2022. As



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per the said Sale Deed, name of purchasers **A BHK Buildcon** was recorded to the 7/12 extract by the aforesaid mutation which came to be certified on 09/12/2023;

Thus, **A BHK Buildcon through its partner Mr. Rahul Nandkumar Harpale and others** are the lawful owners and in actual physical possession of the said land **S. No. 13/1/5 an area admeasuring 00 H 16 R** out of entire area admeasuring 00 H 38 R assessed at 00 Rs. 55 Paise and having legal valid and enforceable title for the same.

LAND S. NO. 13, HISSA NO. 1/13 OF VILLAGE AUTADE HANDEWADI

- a) It is seen from the available record that, the land old S. No. 595, Hissa No. 1/13 of village Uruli Dewachi was previously owned and possessed by Latabai Sonba Jadhav;
- b) After perusal of **M. E. No. 1** it reveals that, the Autade & Handewadi under the revenue village Uruli Dewachi has been separated as per the Order of Govt. of Maharashtra Govt. G. R. Revenue and Forest Dept. TLC 1069-32-81021 (Spl.) dated 09/11/1970 as per the Provision of Maharashtra Land Revenue Code, 1966 separate Aakarband & Hissa Form has been prepared and therefore separate Gat Suchi has been prepared and **Old S. No. 595 of village Uruli Dewachi has been changed to new S. No. 13 of village Autade Handewadi** and the effect of the said has been carried out by the aforesaid G. R. and said mutation which came to be certified on 30/01/1992;
- c) After perusal of **M. E. No. 1655** it reveals that, Smt. Latabai Sonba Jadhav and Mr. Sandeep Sonba Jadhav availed the loan of Rs. 3,00,000/- was taken from Janhit Nagari Sahakari Patsanstha Maryadit, Branch – Camp, Pune and therefore



VRUSHALI HAPSE(VIBHUTE)

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charge of said Patsanstha has been recorded to the 7/12 extract in other right column by aforesaid mutation which came to be certified on 24/03/2005;

- pse*
- d) After perusal of **M. E. No. 1768** it reveals that, Smt. Latabai Sonba Jadhav and Mr. Sandeep Sonba Jadhav have been repaid the entire Loan with interest of Janhit Nagari Sahakari Patsanstha Maryadit, Branch – Camp, Pune. As per certificate dated 18/05/2006 issued by Janhit Nagari Sahakari Patsanstha Maryadit, Branch – Camp, Pune the charge of said Patsanstha has been deleted from other right column of said 7/12 extract by aforesaid mutation which came to be certified on 03/06/2006;
- e) It is seen from the available record that 1) Mr. Smt. Latabai Sonaba Jadhav, 2) Mr. Sandeep Sonba Jadhav, 3) Mr. Deepak Sonba Jadhav, 4) Mrs. Chaya Tanaji Shewale, & 5) Mrs. Sandhya Tanaji Khirad had executed Development Agreement along with Power of Attorney of the land **S. No. 13/1/13** an area admeasuring **00 H 27 R + P. K. 00 H. 15 R total an area admeasuring 00 H 42 R** in favor of Mr. Bansiram Shivaji Bhangire and Mr. Dattatray Bhangire. The said Development Agreement was executed and registered on 11/05/2006 before Haveli No. 3 at Serial No. 3871/2006. However the said POA is not available for my perusal.
- f) After perusal of **M. E. No. 3338** it reveals that, Smt. Latabai Sonba Jadhav & others through Power of Attorney Holder Mr. Bansiram Shivaji Bhangire and Mr. Dattatray Bhangire through Power of Attorney Holder and Consenting Party Mr. Haresh Hudraj Paryani and others have sold, transferred and conveyed the land **S. No. 13/1/13** an area admeasuring **00 H 27 R + P. K. 00 H. 15 R total an area admeasuring 00 H 42 R** and other properties to Mr. Ashok Kisandas



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Chugera by virtue of Sale Deed dated 28/10/2010. The said sale deed was registered before Sub-Registrar Haveli No. 12 at Serial No. 7180/2010. As per the said Sale Deed, name of purchasers Mr. Ashok Kisandas Chugera was recorded to the 7/12 extract by the aforesaid mutation which came to be certified on 18/04/2012; However the said Sale Deed is not available for my perusal.

g) After perusal of **M. E. No. 3985** it reveals that, Mr. Ashok Kisandas Chugera died on 28/07/2013 leaving behind his sons Mr. Vinay, Mr. Vishal and widow Kiran Ashok Chugera. The names of the above said legal heirs has been mutated and recorded to the 7/12 extract by the aforesaid mutation which came to be certified on 30/04/2014; Atha

h) After perusal of **M. E. No. 3986** it reveals that, Smt. Kiran Ashok Chugera and Mr. Vishal Ashok Chugera had released their right, title, interest, succession and possession in and upon the land **S. No. 13/1/13** an area admeasuring 00 H 27 R + P. K. 15 R Total an area admeasuring **00 H. 42 R** and other properties by virtue of registered Release Deed dated 21/10/2013 in favour of their son and brother respectively Mr. Vinay Ashok Chugera before the Sub-Registrar Haveli No. 21, Pune at Sr. No. 6521/2013. As per the said Release Deed, name of Smt. Kiran Ashok Chugera and Mr. Vishal Ashok Chugera were deleted from the 7/12 extract by the aforesaid mutation which came to be certified on 30/04/2014;

i) After perusal of **M. E. No. 5335** it reveals that, Mr. Vinay Ashok Chugera has sold, transferred and conveyed the land **S. No. 13/1/13** an area admeasuring **00 H 05 R + P. K. 00 H. 15 R total an area admeasuring 00 H 20 R** out of an area admeasuring 00 H 27 R + P. K. 15 R Total an area admeasuring 00 H. 42 R to Dattatray Madhukar Bhangire by virtue of Sale Deed dated 30/12/2020. The



VRUSHALI HAPSE(VIBHUTE)

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said sale deed was registered on 25/03/2021 before Sub-Registrar Haveli No. 3 at Serial No. 388/2021. As per the said Sale Deed, name of purchasers Mr. Dattatray Madhukar Bhangire was recorded to the 7/12 extract by the aforesaid mutation which came to be certified on 07/06/2021;

- e) After perusal of **M. E. No. 5670** it reveals that, Mr. Dattatray Madhukar Bhangire has sold, transferred and conveyed the land **S. No. 13/1/13** an area admeasuring **00 H 05 R + P. K. 00 H. 15 R total an area admeasuring 00 H 20 R** out of an area admeasuring 00 H 27 R + P. K. 15 R Total an area admeasuring 00 H. 42 R to **A BHK Buildcon** through its partner 1) Mr. Rahul Nandkumar Harpale, 2) Mr. Mrs. Anuradha Sudhir Waghlikar, 3) Mr. Mr. Dattatray Madhukar Bhangire, 4) Mrs. Sonal Dattatray Bhangire, 5) Mr. Pruthviraj Vasantrao Chavan and 6) Mr. Hanumant Kisan Khomane by virtue of Sale Deed dated 16/03/2022. The said sale deed was registered on 12/05/2022 before Sub-Registrar Haveli No. 6 at Serial No. 4095/2022. As per the said Sale Deed, name of purchasers **A BHK Buildcon** through its partners Mr. Dattatray Madhukar Bhangire and others were recorded to the 7/12 extract by the aforesaid mutation which came to be certified on 24/08/2022;

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VRUSHALI HAPSE(VIBHUTE)

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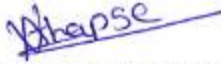
Thus A **BHK Buildcon through its partners Mr. Rahul Nandkumar Harpale and others** are the lawful owners and in actual physical possession of the said land **S. No. 13/1/13 an area admeasuring 00 H 05 R + P. K. 00 H. 15 R total an area admeasuring 00 H 20 R** out of an area admeasuring 00 H 27 R + P. K. 15 R Total an area admeasuring 00 H. 42 R assessed at 00 Rs. 70 Paise and having legal valid and enforceable title for the same.

Thus A **BHK Buildcon through its partners Mr. Rahul Nandkumar Harpale and others** are the lawful owners and in actual physical possession of the **Schedule Property** and the said land / Schedule Properties are free from all encumbrances as per available record. Therefore Thus A **BHK Buildcon through its partners Mr. Rahul Nandkumar Harpale and others** having clean, clear and Marketable title of the said land.

v) Thus, from the above said contention and flow of title Thus A **BHK Buildcon through its partners Mr. Rahul Nandkumar Harpale and others** have got the right of ownership, title and possession in 00 H 51 R of village Autade Handewadi Tal. Haveli, Dist. Pune.

5) Litigation if any - No Litigation as informed by queriest.

Date: 21/03/2024


VRUSHALI HAPSE(VIBHUTE)

Advocate