



SRRN	MH012289029202526E	BARCODE								Date	25/11/2025-16:18:41			Form ID				
Department Inspector General Of Registration										Payer Details								
Search Fee										TAX ID / TAN (If Any)								
Other Items										PAN No.(If Applicable)								
Office Name HVL1_HAVELI NO1 SUB REGISTRAR										Full Name			ADV SHARAD H AKHADE					
Location PUNE																		
Year 2025-2026 One Time										Flat/Block No.			HADAPSAR PUNE					
Account Head Details							Amount In Rs.			Premises/Buidling								
0030072201 SEARCH FEE							300.00			Road/Street			HADAPSAR PUNE					
										Area/Locality			PUNE					
										Town/City/District								
										PIN			4 1 1 0 2 8					
										Remarks (If Any)								
										SEARCH 12 YRS 2014 TO 2025 OF SATAVNAGAR HADAPSAR PUNE S								
										NO 69/5C/1 AND 69/5/C/4/1								
										Amount In Three Hundred Rupees Only								
Total							300.00			Words								
Payment Details BANK OF BARODA										FOR USE IN RECEIVING BANK								
Cheque-DD Details										Bank CIN		Ref. No.		02003942025112500852			1466167747	
Cheque/DD No.										Bank Date		RBI Date		25/11/2025-16:20:40			Not Verified with RBI	
Name of Bank										Bank-Branch			BANK OF BARODA					
Name of Branch										Scroll No. , Date			Not Verified with Scroll					

Mobile No. : 9689894998

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

FORMAT- A
(Circular No.: - 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S. No. 69/5C/1, 69/5/C/4/1 situated at Satav Nagar, Handewadi Road Hadapsar, Tal. Haveli, Dist. Pune 411028 (hereinafter referred as the "said plot"). However, the project Yashraj Nakshatra Phase 4 is being constructed on only part of the said plot having area 337.76 sq. mtr. (Hereinafter referred as the Yashraj Nakshatra Phase 4.)

(1) I have investigated the title of the said plot on the request of Vishwas Developers and Builders through its Prop. Mr. Vishwas Kaluram Tupe and following documents i.e.: -

1) Description of the property.

(A) The land admeasuring 00 Hectare 15.75 Ares + 00 Hectare 06.75 Ares i.e. total admeasuring 00 Hectare 22.50 Ares out of the land bearing Survey number 69, Hissa number 5C/4/1

East : By property of Iyarin Co-Op. Hsg. Soc.,
South : By property of Survey Number 69/5C/1,
West : By remaining property of the same Survey number,
North : By property of Namo Vihar Co-Op. Hsg. Soc

(B) The land bearing Survey number 69, Hissa number 5C/1 totally admeasuring 00 Hectare 51 Ares

East : By property of Iyarin Co-Op. Hsg. Soc.,
South : By property of Survey Number 69/3C,
West : By 24 mtr. wide Road,
North : By property of Survey Number 69/5C/4/1



2) The documents of allotment of plot.

3) Digital copy of 7/12 extract or property card issued by Talathi Hadapsar, dated - 17/07/2025, mutation entry no 4167, 13382, 15260, 16001, 16411, 17629, 18074, 19026, 31581, 40528, 51365 & 54802.

4) Search report for 30 years from 1996 till 2025

- (2) 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 **Mr. Vishwas Kaluram Tupe, Mr. Santosh Kisan Tupe, Smt. Sushila Kisan Tupe, Mrs. Suhasini Arvind Jagtap, Mrs. Sunita Ramesh Ghogare, Mrs. Sangita Bhagwan Jagtap, and Mrs. Anita Dattatray Lonkar** is clear, marketable and without any encumbrances.

Owners of the land

- (1) **Mr. Vishwas Kaluram Tupe** Survey No. 69/5C/1 admeasuring 00H. 51 Ares.
- (2) **Mr. Vishwas Kaluram Tupe** Survey No. 69/5/C/4/1 admeasuring 00H. 15.75 Ares.
- (3) **Mr. Santosh Kisan Tupe, Smt. Sushila Kisan Tupe, Mrs. Suhasini Arvind Jagtap, Mrs. Sunita Ramesh Ghogare, Mrs. Sangita Bhagwan Jagtap, and Mrs. Anita Dattatray Lonkar** Survey No. 69/5/C/4/1 admeasuring 00H. 06.75 Ares.
- (4) Qualifying comments/remarks if any:
The said land is free from all the encumbrance.

- (3) The report reflecting the flow of the title of the

- a. **Mr. Vishwas Kaluram Tupe,**
- b. **Mr. Santosh Kisan Tupe,**
- c. **Smt. Sushila Kisan Tupe,**
- d. **Mrs. Suhasini Arvind Jagtap,**
- e. **Mrs. Sunita Ramesh Ghogare,**
- f. **Mrs. Sangita Bhagwan Jagtap,**
Mrs. Anita Dattatray Lonkar

The said land is enclosed herewith as annexure.



Encl.: Annexure

Date : 25/11/2025

Sharad Akhade

Advocate.

Office : 1, Nalini Park, Near Hotel Pranam,
Hadapsar, Pune - 411 028
Mob. : 9689894998
Email : adv.sharadakhade555@yahoo.com

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.
7/12 extract of the land 69/5C/1 and 69/5C/4/1 issued by Talathi Hadapsar,
Digital copy of 7/12 extract,
- 2) Mutation Entry No 4167, 13382, 15260, 16001, 16411, 17629, 18074, 19026, 31581, 40528, 51365 & 54802
- 3) Search report for 30 years from 1995 to 2025 taken from E-search facility by the following challan / receipt

The online search challan, vide Challan having GRN No. MH012289029202526E
dated 25/11/2025
- 4) Any other relevant title. No
- 5) Litigations if any, NIL

Date : 25/11/2025



[Signature]
Sharad Akhade
Advocate
1, Nalini Park, Near Hotel Pranam
Hadapsar Pune-28.
Cell:- 9689894998

Title Report

Mr. Vishwas Kalaram Ture

Date : 6th June 2025

TITLE REPORT

To,
MR. VISHWAS KALURAM TUPE
Proprietor of Vishwas Developers & Builders
Hadapsar, Pune – 411028.

Subject: Title Report with respect to below mentioned properties.

(I) INSTRUCTIONS:

At the instructions of Mr. Vishwas Kaluram Tupe, Proprietor of Vishwas Developers & Builders I had issued Title Report dated 17/04/2023, and Additional Title Report dated 14/02/2024 with respect to the below mentioned properties.

Now, I have been provided with the below mentioned documents and some information by Mr. Vishwas Kaluram Tupe, Proprietor of Vishwas Developers & Builders and he has instructed me to give Title Report with respect to the said properties.

(II) DESCRIPTION OF THE PROPERTIES:

All that piece and parcel of the following land properties situated at village Hadapsar and within the registration jurisdiction of Sub-Registrar Haveli, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation -

- (a) the land admeasuring 00 Hectare 15.75 Ares + 00 Hectare 06.75 Ares i.e. total admeasuring 00 Hectare 22.50 Ares out of the land bearing Survey number 69, Hissa number 5C/4/1 totally admeasuring 00 Hectare 27 Ares assessed at Rs. 00.60 Paise and bounded as follows:

ON OR TOWARDS THE

East	: By property of Iyarin Co-Op. Hsg. Soc.,
South	: By property of Survey Number 69/5C/1,
West	: By remaining property of the same Survey number,
North	: By property of Namo Vihar Co-Op. Hsg. Soc.



- (b) the land bearing Survey number 69, Hissa number 5C/1 totally admeasuring 00 Hectare **51 Ares** assessed at Rs. 00.80 Paise and bounded as follows:

ON OR TOWARDS THE

East : By property of Iyarin Co-Op. Hsg. Soc.,
South : By property of Survey Number 69/3C,
West : By 24 mtr. wide Road,
North : By property of Survey Number 69/5C/4/1.

(III) DOCUMENTS PROVIDED TO ME (all photocopies):

- (1) 7/12 extract of the land bearing Survey number 69, Hissa number 5C/1 of village Hadapsar, Taluka Haveli, District Pune – dated 08/05/2019 for the period from 2011-12 to 2015-16, and dated 22/02/2022 for the period from 2001-02 to 2010-11, and dated 28/02/2023 for the period 2018, 2019, 2020.
- (2) 7/12 extract of the land bearing Survey number 69, Hissa number 5C/4/1 of village Hadapsar, Taluka Haveli, District Pune – dated 07/04/2018 for the period 2015-16, and dated 07/10/2021 for the period 2018-19 and 2019-20, and dated 22/02/2022 for the period from 2001-02 to 2010-11, and dated 28/02/2023 for the period 2017, 2018, 2019.
- (3) Mutation entry numbers – 10475, 13824, 15260, 16001, 16170, 16411, 17629, 18074, 19026, 31581, 40528, 50475, and 51365.
- (4) Release Deed dated 08/08/2011 and registered in the office of Sub-Registrar Haveli 06 at serial number 7919/2011 between Mrs. Vijaymala Laxman Bhadale and others and Mr. Vishwas Kaluram Tupe.
- (5) Release Deed dated 29/08/2011 and registered in the office of Sub-Registrar Haveli 06 at serial number 8633/2011 between Muktatai Baburao Walhekar and Mr. Kaluram Baburao Tupe.
- (6) Sale Deed dated 02/02/2023 and registered in the office of Sub-Registrar Haveli 03 at serial number 2794/2023 between Santosh Kisan Tupe and others and Mr. Vishwas Kaluram Tupe.



- (7) Sale Deed dated 31/03/2021 and registered in the office of Sub-Registrar Haveli 10 at serial number 15542/2021 between Santosh Kisan Tupe and others and Mr. Vishwas Kaluram Tupe.
- (8) Development Agreement dated 24/01/2022 and registered in the office of Sub-Registrar Haveli 10 at serial number 1853/2022 between Santosh Kisan Tupe and others and Mr. Vishwas Kaluram Tupe.
- (9) Power of Attorney dated 24/01/2022 and registered in the office of Sub-Registrar Haveli 10 at serial number 1854/2022 between Santosh Kisan Tupe and others and Mr. Vishwas Kaluram Tupe.
- (10) Release Deed dated 18/12/2022 and registered in the office of Sub-Registrar Haveli 23 at serial number 27923/2022 between Mr. Kaluram Baburao Tupe and Mr. Vishwas Kaluram Tupe.
- (11) Order bearing outward number NA/SR/152/2022 dated 02/05/2022 of the Tehsildar Haveli.
- (12) Mortgage Deed dated 26/10/2023 duly registered in the office of Sub-Registrar, Haveli No. 3 vide Doc. Sr. No. 16595/2023.
- (13) Deed of Reconveyance duly registered in the office of Sub-Registrar, Haveli No. 3 vide Doc. Sr. No. 8985/2025 dated 27/03/2025
- (14) Search Report dated 17/04/2023 and Additional Search Report dated 14/02/2024 issued by me.

(IV) FLOW OF TITLE:

From the documents and information provided to me -

- (a) It appears that, all that piece and parcel of land bearing Survey number 69, Hissa number 5, admeasuring about 00 Hectare 81 Ares, of village Hadapsar, Taluka Haveli, District Pune was owned by Mr. Shripati Govinda Kale who sold the same to Mr. Kaluram Baburao Tupe and Mr. Kisan Baburao Tupe, both being minors represented through their mother and guardian Dagdabai Baburao Tupe, by a Sale Deed dated 12/04/1949.



Accordingly, the names of said purchasers got mutated on 7/12 extract of said land bearing Survey number 69, Hissa number 5, vide Mutation Entry Number 4167 Dated 22/09/1950.

- (b)** It appears that, by the order of the Gramsevak, said land bearing Survey number 69, Hissa number 5 was divided into three portions bearing (i) Survey number 69, Hissa number 5A admeasuring 00 Hectare 02 Ares standing in the names of Mr. Kaluram Baburao Tupe and Mr. Kisan Baburao Tupe, and (ii) Survey number 69, Hissa number 5B admeasuring about 00 Hectare 01 Are acquired for Hadapsar-Holkarwadi Road, and (iii) Survey number 69, Hissa number 5C admeasuring 00 Hectare 78 Ares standing in the names of Mr. Kaluram Baburao Tupe and Mr. Kisan Baburao Tupe and the effect thereof is given on 7/12 extract vide Mutation Entry Number 4835, Dated 10/11/1956.
- (c)** It appears from Mutation Entry Number 10475 dated 17/07/1983 that, Mr. Kisan Baburao Tupe sold an area admeasuring 00 Hectare 06 Ares from and out of the land bearing Survey number 69, Hissa number 5C to Mr. Shaikh Salim Shaikh Fakira and Mr. Shaikh Iqbal Fakir Mahammad vide a Sale Deed dated 16/02/1983. The area purchased by said purchasers was given Survey number 69, Hissa number 5C/2 and the area remained with Tupe was given Survey number 69, Hissa number 5C/1.
- (d)** It appears from Mutation Entry Number 13824 dated 18/01/1990 that, Mr. Kisan Baburao Tupe sold an area admeasuring 00 Hectare 04 Ares from and out of the land bearing Survey number 69, Hissa number 5C to Mr. Ramvilas Shankarlal Verma vide a Sale Deed dated 18/08/1989. The area purchased by said purchaser was given Survey number 69, Hissa number 5C/3 and the area remained with Tupe continued to be Survey number 69, Hissa number 5C/1.
- (e)** It appears from Mutation Entry Number 15260 dated 10/09/1991 that, Mr. Kaluram Baburao Tupe and Mr. Kisan Baburao Tupe executed and registered a Partition Deed whereby (i) portions of land bearing Survey number 69, Hissa number 5A admeasuring 00 Hectare 02 Ares and Survey number 69, Hissa number 5C/1 admeasuring 00 Hectare 40 Ares came to the share of Mr. Kaluram Baburao Tupe, and (ii) portion of land bearing Survey number 69, Hissa number 5C/4 admeasuring 00 Hectare 30 Ares came to the share of Mr. Kisan Baburao Tupe.



- (f) It appears from Mutation Entry Number 16001 dated 10/06/1992 that, Mr. Kisan Baburao Tupe for himself and as the guardian father of Master Santosh Kisan Tupe sold an area admeasuring 00 Hectare 01 Are from and out of the land bearing Survey number 69, Hissa number 5C/4 to Mr. Appaso Patil and Mr. Ravindra Vasantappa Javalgi vide a Sale Deed dated 15/05/1992. The area purchased by said purchasers was given Survey number 69, Hissa number 5C/4/2 and the area remained with said sellers was given Survey number 69, Hissa number 5C/4/1.
- (g) It appears from Mutation Entry Number 16170 dated 10/08/1992 that, Mr. Kisan Baburao Tupe for himself and as the guardian father of Master Santosh Kisan Tupe sold an area admeasuring 00 Hectare 01.50 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Namnath Baburao Shinde vide a Sale Deed dated 20/05/1992. The area purchased by said purchaser was given Survey number 69, Hissa number 5C/4/3 and the area remained with said sellers was continued to be Survey number 69, Hissa number 5C/4/1.
- (h) It appears from Mutation Entry Number 16411 dated 19/12/1992 that, Mr. Kisan Baburao Tupe for himself and as the guardian father of Master Santosh Kisan Tupe sold an area admeasuring 00 Hectare 00.50 Are from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Devendra Rudrappa Sutti vide a Sale Deed dated 15/06/1992. The area purchased by said purchaser was given Survey number 69, Hissa number 5C/4/4 and the area remained with said sellers was continued to be Survey number 69, Hissa number 5C/4/1.
- (i) It appears from Mutation Entry Number 17629 dated 28/10/1994 that, Mr. Kisan Baburao Tupe sold an area admeasuring 00 Hectare 01 Are from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Bhaskar Dharmaji Khambe vide a Sale Deed dated 21/08/1993.
- (j) It appears from Mutation Entry Number 18074 dated 28/06/1995 that, Mr. Kisan Baburao Tupe and Santosh Kisan Tupe sold an area admeasuring 00 Hectare 02 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mrs. Sarojani Shirish Bakare and Mr. Shirish Shridhar Bakare vide Sale Deed dated 01/02/1993.
- (k) It appears from Mutation Entry Number 19026 dated 18/09/1996 that, as per the order dated 30/08/1996 of the Tehsildar Haveli, Mr. Kaluram



Baburao Tupe and Mr. Vishwas Kaluram Tupe got partitioned their lands and accordingly (i) portion of land bearing Survey number 69, Hissa number 5C/1 admeasuring 00 Hectare 20 Ares came to the share of Mr. Kaluram Baburao Tupe, and (ii) portion of land bearing Survey number 69, Hissa number 5C/1 admeasuring 00 Hectare 20 Ares came to the share of Mr. Vishwas Kaluram Tupe.

(l) It appears from Mutation Entry Number 31581 dated 10/02/2005 that, Mr. Kisan Baburao Tupe died on 26/07/2004 leaving behind him (i) son Santosh Kisan Tupe, (ii) wife Sushila Kisan Tupe, (iii) daughter Suhasini Arvind Jagtap, (iv) daughter Sunita Ramesh Ghogare, (v) daughter Sangita Bhagvan Jagtap, and (vi) daughter Anita Dattatray Lonkar as his only heirs. Accordingly, names of said heirs got mutated on 7/12 extract of said land.

(m) It appears that, Mrs. Vijaymala Laxman Bhadale, Mrs. Shobha Chandrakant Bhadale, and Mrs. Nilambari Anil Thorat released their rights in the land bearing Survey number 69, Hissa number 5C/1 in favour of their real brother Mr. Vishwas Kaluram Tupe vide Release Deed dated 08/08/2011 and registered in the office of Sub-Registrar Haveli 06 at serial number 7919/2011.

(n) It appears that, Mukttai Baburao Walhekar released her rights in land bearing Survey number 69, Hissa number 5C/1 in favour of her real brother Mr. Kaluram Baburao Tupe vide Release Deed dated 29/08/2011 and registered in the office of Sub-Registrar Haveli 06 at serial number 8633/2011.

(o) It appears from Mutation Entry Number 40528 dated 14/01/2011 that, as per the Order of the Tehsildar Haveli bearing number HaNo/155/SR/325/2010 dated 13/01/2011, area of lands held by Mr. Kaluram Baburao Tupe and Mr. Vishwas Kaluram Tupe got corrected as under:

S. No.	Area before Correction	Area After Correction	Holder
69/5A	00 Hectare 02 Ares	00 Hectare 14 Ares	Mr. Kaluram Baburao Tupe and Mr. Vishwas Kaluram Tupe
69/5C/1	00 Hectare 40 Ares	00 Hectare 51 Ares	



(p) It appears from Mutation Entry Number 50475 dated 10/11/2020 that, Santosh Kisan Tupe, Sushila Kisan Tupe, Suhasini Arvind Jagtap, Sunita Ramesh Ghogare, Sangita Bhagvan Jagtap, and Anita Dattatray Lonkar sold an area admeasuring 100 Square Meters from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Anand Krishnaji Dhanawade and Mr. Pandurang Maruti Chougule vide Sale Deed dated 10/08/2009 and registered in the office of Sub-Registrar Haveli 06 at serial number 5292/2009.

(q) It appears that Mr. Kisan Baburao Tupe had sold (i) an area admeasuring 00 Hectare 01.75 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1, and (ii) an area admeasuring 00 Hectare 02 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1, and (iii) an area admeasuring 00 Hectare 04 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 (thus total sold area admeasuring 00 Hectare 07.75 Ares) to Mr. Anil Bapurao Dangmali vide three Sale Deeds all dated 13/06/1997 and registered in the office of Sub-Registrar Haveli at serial numbers 4048/1997, 4043/1997, 4042/1997 respectively. In furtherance of the same, mutation entry numbers 20209, 20210, and 20211 all dated 17/06/1997 came to be passed. However, subsequently those mutation entries appear to have been cancelled as per the Remark dated 14/07/1998 of the Circle Officer, Hadapsar.

It appears that, said Mr. Anil Bapurao Dangmali executed a WILL dated 21/06/2013 and registered in the office of Sub-Registrar Haveli 06 at serial number 6994/2013 and thereby he bequeathed the area admeasuring 00 Hectare 07.75 Ares to his wife Vijayanta Anil Dangmali and Advocate Vijay Vasanttrao Mahadik in equal proportion.

It appears that, said Mr. Anil Bapurao Dangmali died on 29/08/2013 leaving behind his wife Vijayanta Anil Dangmali, son Pratik Anil Dangmali, married daughter Mayura Anil Kadbane (nee Mayura Anil Dangmali) as his heirs.

(r) It appears that, Mr. Kisan Baburao Tupe had sold an area admeasuring 00 Hectare 08 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Milind Ramling Shinde vide Sale Deed dated 03/03/1994 and registered in the office of Sub-Registrar Haveli 03 at serial number Chhapil-2372/1997. However, the name of said Mr. Milind



Ramling Shinde was not mutated on the 7/12 extract of said area admeasuring 00 Hectare 08 Ares. Said Mr. Milind Ramling Shinde died leaving behind his mother Shantabai Ramling Shinde as his only heir. Said Shantabai Ramling Shinde has executed a Power of Attorney dated 16/02/2021 and registered in the office of Sub-Registrar Solapur Uttar-2 at serial number 760/2021 in favour of her daughter Pushpa Tukaram Londhe.

- (s) It appears from Mutation Entry Number 51365 dated 01/09/2021 that, Santosh Kisan Tupe, Sushila Kisan Tupe, Suhasini Arvind Jagtap, Sunita Ramesh Ghogare, Sangita Bhagvan Jagtap, and Anita Dattatray Lonkar along with Smt. Vaijayanta Anil Dangmali, Pratik Anil Dangmali, Mayura Anil Kadbane (nee Mayura Anil Dangmali), Vijay Vasantrya Mahadik, Shantabai Ramling Shinde sold an area admeasuring 00 Hectare 15.75 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Vishwas Kaluram Tupe vide Sale Deed dated 31/03/2021 and registered in the office of Sub-Registrar Haveli 10 at serial number 15542/2021.

It appears from said Sale Deed dated 31/03/2021 and registered in the office of Sub-Registrar Haveli 10 at serial number 15542/2021 that, Mr. Vishwas Kaluram Tupe has paid the agreed consideration to Smt. Vaijayanta Anil Dangmali and to Mr. Vijay Vasantrya Mahadik and in consideration thereof both Smt. Vaijayanta Anil Dangmali and Mr. Vijay Vasantrya Mahadik have transferred all the rights received by them as per aforesaid WILL dated 21/06/2013 and registered in the office of Sub-Registrar Haveli 06 at serial number 6994/2013 executed by Mr. Anil Bapurao Dangmali in respect of the portion admeasuring 00 Hectare 7.75 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1. Further, Mr. Pratik Anil Dangmali, Mrs. Mayura Anil Kadbane (nee Mayura Anil Dangmali), i.e. the other heirs of late Anil Bapurao Dangmali, have accepted said WILL dated 21/06/2013 and have also consented for and joined as a party to said sale transaction.

It further appears from said Sale Deed dated 31/03/2021 and registered in the office of Sub-Registrar Haveli 10 at serial number 15542/2021 that, Mr. Vishwas Kaluram Tupe has agreed to pay the consideration in the form of construction as detailed in said Sale Deed to Shantabai Ramling Shinde and in consideration thereof said Shantabai Ramling Shinde has transferred all the rights received by her as the only heir of late Milind



Ramling Shinde in the land admeasuring 00 Hectare 08 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1.

(t) It appears that, Mr. Kaluram Baburao Tupe released his rights in land bearing Survey number 69, Hissa number 5C/1 in favour of his son Mr. Vishwas Kaluram Tupe vide Release Deed dated 18/12/2022 and registered in the office of Sub-Registrar Haveli 23 at serial number 27923/2022.

(u) It appears that, Mr. Kisan Baburao Tupe had sold an area admeasuring 00 Hectare 03 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Balaji Rangnath Kulkarni and Mrs. Sunanda Balaji Kulkarni vide Sale Deed dated 17/05/1994 and registered in the office of Sub-Registrar Haveli at serial number 3143/1994. However, the names of said Mr. Balaji Rangnath Kulkarni and Mrs. Sunanda Balaji Kulkarni were not mutated on the 7/12 extract of said area admeasuring 00 Hectare 03 Ares.

It appears that, said Mr. Balaji Rangnath Kulkarni died intestate on 25/07/1997 leaving behind his wife Sunanda Balaji Kulkarni, son Mandar Balaji Kulkarni, son Ravindra Balaji Kulkarni, and son Kiran Balaji Kulkarni as his only heirs.

(v) It appears that, Santosh Kisan Tupe, Sushila Kisan Tupe, Suhasini Arvind Jagtap, Sunita Ramesh Ghogare, Sangita Bhagvan Jagtap, and Anita Dattatray Lonkar along with Sunanda Balaji Kulkarni, Mandar Balaji Kulkarni, Ravindra Balaji Kulkarni, and Kiran Balaji Kulkarni sold an area admeasuring 00 Hectare 03 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1 to Mr. Vishwas Kaluram Tupe vide Sale Deed dated 02/02/2023 and registered in the office of Sub-Registrar Haveli 03 at serial number 2794/2023.

It appears from said Sale Deed dated 02/02/2023 and registered in the office of Sub-Registrar Haveli 03 at serial number 2794/2023 that, Mr. Vishwas Kaluram Tupe has paid the agreed consideration to Sunanda Balaji Kulkarni, Mandar Balaji Kulkarni, Ravindra Balaji Kulkarni, and Kiran Balaji Kulkarni and in consideration thereof Sunanda Balaji Kulkarni, Mandar Balaji Kulkarni, Ravindra Balaji Kulkarni, and Kiran Balaji Kulkarni have transferred all the rights received by them in respect



of the portion admeasuring 00 Hectare 03 Ares from and out of the land bearing Survey number 69, Hissa number 5C/4/1.

- (w) It appears that, Mr. Santosh Kisan Tupe and others had filed a Special Civil Suit bearing number 1091/1997 before the Hon'ble Civil Judge Senior Division, Pune against Mr. Kisan Bapurao Tupe and others for partition and other reliefs. Said suit subsequently came to be numbered as Regular Civil Suit number 4031/2012. However, subsequent to the execution of said Sale Deed dated 02/02/2023 and registered in the office of Sub-Registrar Haveli 03 at serial number 2794/2023 said suit is withdrawn by the Plaintiffs.
- (x) It appears that, Mr. Santosh Kisan Tupe, Sushila Kisan Tupe, Suhasini Arvind Jagtap, Sunita Ramesh Ghogare, Sangita Bhagvan Jagtap, Mrs. Anita Dattatray Lonkar granted development rights of an area admeasuring 00 Hectare 06.75 Ares out of out of the land bearing Survey number 69, Hissa number 5C/4/1 in favour of Mr. Vishwas Kaluram Tupe by executing a Development Agreement and a Power of Attorney both dated 24/01/2022 and registered in the office of Sub-Registrar Haveli 10 at serial numbers 1853/2022 and 1854/2022 respectively.
- (y) It appears that, by its Order bearing outward number NA/SR/152/2022 dated 02/05/2022, the Tehsildar Haveli directed the Talathi, Hadapsar to note an area admeasuring 7196.80 Square Meters of lands bearing Survey number 69/5C/1, 69/5C/4/1 as converted to non agricultural use (residential).
- (z) It appears that, M/s. Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe have got the rights to develop the said property by virtue of the above stated Development Agreement and Power of Attorney dated 24/01/2022. Accordingly M/s. Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe have obtained Revised Commencement Certificate No. CC/3335/22, dated: 20/03/2023 and further Revised Commencement Certificate No. CC/3445/23 dated: 28/03/2024, Nos. CC/0763/24 dated: 27/06/2024, Nos. CC/1906/24 dated: 09/10/2024, Nos. CC/4298/24 dated 26/03/2025 (Revised) from Pune Municipal Corporation. M/s. Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe has also submitted the project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No.



P52100050917, dated – 15/05/2023 and Revised Certificate No. P52100055454, dated – 04/12/2024;

- (aa)** It appears that, M/s. Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe has completed the development work of the scheme viz. **'YASHRAJ NAKSHATRA PHASE-I'** and **'YASHRAJ NAKSHATRA PHASE-II'** out of the total area of land admeasuring **00 H. 73.50 R.**
- (bb)** It appears that, Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe have mortgaged the total 213 Flats in Yashraj Nakshatra Phase-II and availed a project loan from **HERO FINCORP LTD.** by executing a Mortgage Deed duly registered in the office of Sub-Registrar, Haveli No. 3 vide Doc. Sr. No. 16595/2023 dated 26/10/2023.
- (cc)** It appears that, Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe have repaid the entire project loan of **HERO FINCORP LTD.** Accordingly, the said **HERO FINCORP LTD.** has executed a Deed of Reconveyance duly registered in the office of Sub-Registrar, Haveli No. 3 vide Doc. Sr. No. 8985/2025 dated 27/03/2025 and thereby released the charge recorded to the flat units (which are mentioned in the Schedule annexed with the previous Search Report Dt. 14/02/2024).
- (dd)** It appears that, Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe has also sold various Flats to various purchasers. Except of such sold units in Phase-I and Phase-II as well as above Mortgage Deed and Release Deed, I have not observed any adverse entries regarding the said project land.
- (ee)** I am informed that, now M/s. Vishwas Developers and Builders through its Prop. Vishwas Kaluram Tupe is commencing the development work of the scheme i.e. **'YASHRAJ NAKSHATRA PHASE-III'** and **'YASHRAJ NAKSHATRA PHASE-IV'** on the remaining of the land out of the total area of land admeasuring **00 H. 73.50 R.**



(V) SEARCH REPORT FOR 30 YEARS FROM 1995 TO 2024 (TILL THE DATE OF GRN CHALLAN):

I have caused a search of the index two registers/data available in the concerned Sub-Registrar offices/website <https://igrmaharashtra.gov.in/> to the available and perusable extent under Challan having GRN number **MH002937443202526E** dated 29/05/2025. Said search did not reveal any entry of any registered document with respect to subject properties other than those are mentioned herein.

(VI) LITIGATION, ETC.:

I am informed by my client that there is no any litigation other than those are mentioned herein with respect to any of the subject properties. Any notice of Lis Pendens with respect to any of the subject properties is also not found during said search.

(VII) DECLARATION:

It is assumed that, the information provided to me is true and complete in all respects and it is further assumed that, the photocopies of various documents provided to me are the replica of respective originals and it is further also assumed that, except the documents found during said search, there are no other registered documents, etc. affecting any of the subject properties.

(VIII) TITLE OPINION:

Based on the above, I am of the opinion that, the subjected properties described above are free from all encumbrances, charges, etc. and appear to be clean, clear, and marketable and **Mr. Vishwas Kaluram Tupe** is entitled to develop the same and also to sell the unsold units, etc. being constructed/to be constructed thereon to prospective purchaser/s as may be permitted by law.

Hence this Report.

Pune, Date : 06/06/2025


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