

ADVOCATE

Laxman P. Suryawanshi

Office : 2nd Floor, Gaikwad Avenue, S. No. 127/1A, off I.T.I. Road, Aundh, Pune 411 007.

Residence : 22, Natasha Housing Society, Survey No. 161/2, D.P. Road, Aundh, Pune 411 007.

Mobile : +91 99757 93009

E-mail : advlaxmanps@gmail.com

To,

MahaRERA

FORMAT-A

(Circular No.:-: 28 / 2021)

LEGAL TITLE REPORT

Subject- Title Clearance Certificate with respect to land area totally admeasuring about 515 Sq.mtrs. situated at Survey No.135 (Part), 136 (Part) and 210 (Part), bearing Plot No.32, in the sanctioned lay out of CTS No.3060, Village Shivajinagar (Bhamburda), Sub District Haveli, District Pune.

I have investigated the title of the said plot on the request of M/s. Gruha Navnirman Housing and the following documents, i.e.-

1. DESCRIPTION OF PROPERTY

All that piece and parcel of land in Ashok Cooperative Housing Society Limited total area admeasuring about 515 Sq. Mtrs. i.e. 5543.50 Sq.Ft. situate at Survey No.135 (Part), 136 (Part), and 210 (Part), bearing Plot No.32 in the sanctioned lay out of CTS No.3060, Village- Shivajinagar (Bhamburda), Sub District- Pune City, District-Pune within Registration District of Haveli No. 1 to 28, Pune with all other ancillary and incidental rights, easement rights therein. The said land is bounded as follows:

On or towards the East	:	By Plot no. 31
On or towards the South	:	By Colony Road
On or towards the West	:	By Plot No.33
On or towards the North	:	By Nalah



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2. LIST OF DOCUMENTS-

Sr. No.	Date	Particulars of the Document	Photocopy/ original
1.		Property Card Extract of CTS No. 3060 of Village-Bhamburda, Sub District-Pune City, District -Pune	Photocopy
2.	25/03/1985	Death Certificate of Shri Chintaman Balkrishna Purandare	Photocopy
3.	19/06/1998	Death Certificate of Shri Shrikant Chintaman Purandare	Photocopy
4.	30/11/1998	Succession Certificate issued in Miscellaneous Application No.441/1997 by Hon'ble Joint Civil Judge Senior Division, Pune	Photocopy
5.	20/08/2013	Death Certificate of Miss Ashiwini Shrirang Purandare	Photocopy
6.	09/08/2016	Demarcation Map	Photocopy
7.	21/11/2016	Death Certificate of Shri Raghavendra Chintaman Purandare	Photocopy
8.	09/08/2017	Index II of Deed of Transfer registered with the Office of Sub Registrar Haveli No.1 at Serial No. 6266/2017 executed between Shri Shriharsh Chintaman Purandare and others being the Owners and M/s. Gruha Navnirman Housing being the Purchaser	Photocopy



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9.	02/01/2019	Index II of Deed of Transfer registered with the Office of Sub Registrar Haveli No.1 at Serial No. 119/2019 executed between Mrs Nalini Raghavendra Purandare and others being the Owners and M/s. Gruha Navnirman Housing being the Purchasers	Photocopy
10.	01/08/2019	Index II of Deed of Mortgage registered at Serial No.15881/2019 with the Office of Sub Registrar Haveli No.23 executed between M/s. Gruha Navnirman Housing being the Mortgagor and M/s. Prabodh Artha Sanchay Private Limited being the Mortgagee	Photocopy
11.	30/03/2021	Public Notice published in daily Prabhat	Photocopy
12.	16/04/2021	Certificate issued by Adv. Gayatri Tapaswi	Photocopy
13.	28/10/2021	Index II of Development Agreement registered at Serial No.15494/2021 with the Office of Sub Registrar Haveli No.16 executed between Smt. Padmaja Shrirang Purandare being the Owner, M/s. Gruha Navnirman Housing being the Developer and Shri Mahesh Shrirang Purandare being the Consenting Party	Photocopy
14.	28/10/2021	Power of Attorney registered at Serial No.15496/2021 executed by Smt. Padmaja Shrirang Purandare and Shri Mahesh Shrirang Purandare being the Owner in favour of M/s. Gruha	Photocopy



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		Navnirman Housing being the Developer	
15.	13/12/2021	Commencement Certificate bearing No.2714/2021 issued by the Pune Municipal Corporation	Photocopy
16.	15/06/2022	Search Challan No. MH003421894202223E	Original

3. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of M/s. Gruha Navnirman Housing is clear and marketable except for the encumbrances mentioned in the Annexure B annexed herewith, to the extent of its 2/3rd share in the said land i.e. area admeasuring about 343.33 Sq.mtrs. from and out of the total area admeasuring about 515 Sq.Mtrs. situate at Survey No.135 (Part), 136 (Part), and 210 (Part) bearing Plot No.32 in the sanctioned lay out of CTS No.3060 Village Shivajinagar (Bhamburda), Sub-District- Haveli, District-Pune. Further, I am of the opinion that, the title of Smt. Padmaja Shrirang Purandare, is clear and marketable to the extent of her 1/3rd share in the said land i.e. area admeasuring about 171.66 Sq.mtrs. from and out of the total area admeasuring about 515 Sq.Mtrs. situate at Survey No.135 (Part), 136 (Part), and 210 (Part) bearing Plot No.32 in the sanctioned lay out of CTS No.3060 Village Shivajinagar (Bhamburda), Sub-District- Haveli, District-Pune.

4. No qualifying comments/remarks are offered.



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5. The Report reflecting the flow of the title of M/s. Gruha Navnirman Housing on the said land is enclosed herewith as annexure and same is inclusive of the particulars of Search for 30 years i.e. from 1993-2022.

Date- 16/06/2022



A handwritten signature in blue ink, appearing to be "Laxman Suryawanshi".

LAXMAN SURIYAWANSI
ADVOCATE

Enclosed-

1. Annexure A
2. Annexure B

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ANNEXURE A

FLOW OF THE TITLE OF THE SAID LAND

- A. Those documents the contents of which are necessary for explanation of the chain of title have been read and mentioned but no opinion is offered on the same as the same are not for the relevant period for which this Title Report is given and issued.
- B. That land bearing Plot No. 32, CTS No.3060, Village- Shivajinagar Bhamburda, Sub-District-Pune City, District -Pune was previously held and occupied by Shri Chintaman Balkrishna Purandare.
- C. Shri Chintaman Balkrishna Purandare had taken the land on lease from Ashok Cooperative Housing Society Limited through an Indenture dated 30/09/1966 for a consideration of Rs.5,543.50/- (Rupees Five Thousand Five Hundred Fourty Three and Fifty Paise Only) for a term of 998 (Nine Hundred and Ninety-Eight) years.
- D. During the lifetime of Shri Chintaman Balkrishna Purandare, he had given an application on 21/08/1971 for deletion of his name and recording of the names of his sons, Shri Raghavendra Chintaman Purandare, Shri Shriharsh Chintaman Purandare, Shri Shrikant Chintaman Purandare and Shri Shrirang Chintaman Purandare in the records of rights of the said property. At the relevant time, the daughters of Shri Chintaman Balkrishna Purandare, namely Mrs Pramila Ramchandra Atre, Mrs Rajlakshmi Narayan Phadnis, and Shoba Chintaman Purandare, gave statement before the Magistrate Second Class that



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they had relinquished their respective rights in the said property. Chintaman Balkrishna Purandare died on 25/03/1985.

- E. It appears on perusal of the Property Card Extract that Shrirang Chintaman Purandare was deceased on 04/10/1990 and accordingly the names of his legal heirs, Smt. Padmaja Shrirang Purandare, Shri Mahesh Shrirang Purandare and daughter Ashwini Shrirang Purandare were entered in the property card as legal heirs of the deceased Shrirang Chintaman Purandare.
- F. On perusal of the Succession Certificate dated 30/11/1998 issued in Miscellaneous Application No.441/1997 by the Hon'ble Joint Civil Judge Senior Division, Pune, it is inferred that 5 (Five) Share Certificates dated 15/06/1961 each of Rs.50/- (Rupees Fifty Only) issued by Ashok Cooperative Housing Society Limited were granted to Raghavendra Chintaman Purandare, Shrikant Chintaman Purandare (Deceased), Shri Shriharsha Chintaman Purandare and Smt. Padmaja Shrirang Purandare being the properties left behind by the deceased Chintaman Balkrishna Purandare.
- G. It further appears on perusal of documents that Shri Shrikant Chintaman Purandare died issueless on 19/06/1998.
- H. On perusal of the documents, it appears that Ashwini Shrirang Purandare died on 20/08/2013. That at the time of her death Ashwini Shrirang Purandare was unmarried and issueless and was survived by her mother, Smt. Padmaja Shrirang Purandare and brother, Mahesh Shrirang Purandare.



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- I. It is inferred from the perusal of documents that Shri Raghavendra Chintaman Purandare died on 30/10/2016 and was survived by the following legal heirs, widow- Smt. Nalini Raghavendra Purandare, and married daughters- Mrs. Mrudula Shekhar Kodilkar, Mrs. Mrunal Rahul Solapurkar, Mrs Neha Narendra Bhargave and Mrs. Mohini Nandu Dighe.
- J. On perusal of Index-II it is inferred that a Deed of Transfer dated 09/08/2017 was registered on 09/08/2017 with the Office of Sub Registrar Haveli No.1 at Serial No. 6266/2017 was executed between Shri Shriharsh Chintaman Purandare, Shri Kaustubh Shriharsh Purandare, and Mrs. Lata Shriharsh Purandare being the Owners and M/s. Gruha Navnirman Housing represented through its partners Shri Yogesh Balkrishna Pate and Shri Abhijit Deepak Kenjale being the Purchasers. By virtue of the said Deed of transfer the Owners transferred the area admeasuring about 171.66 Sq.Mtrs. being the area equivalent to the 1/3rd undivided share of the owners in the total area of the subject land for consideration of Rs.1,25,00,000/- (Rupees One Crore and Twenty Five Lakhs Only) in favour of the Purchaser, i.e., M/s. Gruha Navnirman Housing and therefore the Purchaser came to hold all rights, title and interest in respect of the area land equivalent to the 1/3rd undivided share. As the copy of the Deed of Transfer is not available for my perusal no comments are offered in respect of the contents of the same.
- K. It is further inferred on perusal of Deed of Transfer dated 02/01/2019 registered with the office of Sub Registrar Haveli No. 1 at Serial No.119/2019 on 04/01/2019 was executed by Smt. Nalini Raghavendra Purandare, Mrs. Mrudula Shekhar Kodilkar, Mrs. Mrunal Rahul Solapurkar, Mrs Neha



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Narendra Bhargave and Mrs. Mohini Nandu Dighe being the Owners in favour of M/s. Gruha Navnirman Housing represented through its Partners, Shri Yogesh Balkrishna Pate and Shri Abhijit Deepak Kenjale being the Purchaser. By virtue of the said Deed of Transfer the owners transferred the area admeasuring about 171.66 Sq.Mtrs. being the area equivalent to their undivided 1/3rd share in the property in favour of M/s. Gruha Navnirman Housing for a consideration of Rs.1,35,00,000/- (Rupees One Crore and Thirty Five Lakhs Only) in favour of the Purchaser and therefore the Purchaser, i.e. M/s. Gruha Navnirman Housing, came to hold all rights, title and interest in respect of the area land equivalent to the 1/3rd undivided share. Since the copy of the Deed of Transfer is not available for my perusal no comments are offered in respect of the same.

- L. On perusal of Index II of Deed of Mortgage dated 01/08/2019 registered with the Office of Sub Registrar Haveli No.23 at Serial No.15881/2019 executed between Prabodh Artha Sanchay Private Limited represented through its authorized signatory Shri Ramchandra Sadashiv Dimble being the Mortgagee and M/s. Gruha Navnirman Housing represented through its authorized Partners, Shri Yogesh Balkrishna Pate and 4 others being the Mortgagor, it is inferred that, M/s. Gruha Navnirman Housing availed a mortgage loan of Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) from Prabodh Artha Sanchay Private Limited against the Area admeasuring about 343.32 Sq.Mtrs. being area equivalent to their 2/3rd share in the said land from and out of total area admeasuring about 515 Sq. Mtrs. i.e. 5543.50 Sq.Ft. along with the structure standing thereon being area equivalent to their 2/3rd share situate at Survey No.135 (Part), 136 (Part), and 210 (Part), bearing Plot No.32 in the



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sanctioned lay out of CTS No.3060, Village- Shivajinagar (Bhamburda), Sub District- Pune City, District-Pune. Since the copy of the Deed of Mortgage date 01/08/2019 is not available for my perusal no comments are offered on its contents.

M. It appears from the available documents that from and out of the total land area 515 Sq. Mtrs. i.e. 5543.50 Sq.Ft. situate at Survey No.135 (Part), 136 (Part), and 210 (Part), bearing Plot No.32 in the sanctioned lay out of CTS No.3060, Village- Shivajinagar (Bhamburda), Sub District- Pune City, District-Pune 2/3rd area i.e. area admeasuring about 343.33 Sq.Mtrs. is owned by M/s. Gruha Navnirman Housing while the remaining land area admeasuring about 171.66 Sq.Mtrs. being area equivalent to her 1/3rd share in the said land from and out of total area was held and occupied by Smt. Padmaja Shrirang Purandare. M/s. Ashok Cooperative Housing Society has issued its No Objection Certificate dated 19/09/2021 and thereby granted its permission for development of the Plot No.32 on the terms and conditions more particularly mentioned therein.

N. On perusal of Index II, it is inferred that Smt. Padmaja Shrirang Purandare being the Owner executed a Development Agreement dated 28/10/2021 registered at Serial No.15494/2021 with the Office of Sub Registrar Haveli No.16 in favour of M/s. Gruha Navnirman Housing represented through its authorized partners, Shri Yogesh Balkrishna Pate and Shri Abhijit Deepak Kenjale being the Developer and the same was consented to by Mr. Mahesh Shrirang Purandare being the Consenting Party. By virtue of the said Development Agreement dated 28/10/2021, Smt. Padmaja Shrirang Purandare



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assigned the development rights of the land area equivalent to her 1/3rd share in the said property i.e. area admeasuring about 171.66 Sq.mtrs. from and out of the total area admeasuring about 515 Sq.Mtrs. situate at Survey No.135 (Part), 136 (Part), and 210 (Part) bearing Plot No.32 in the sanctioned lay out of CTS No.3060 Village Shivajinagar (Bhamburda), Sub-District- Haveli, District- Pune in favour of the Developer, for the consideration more particularly mentioned therein. Smt. Padmaja Shrirang Purandare and Shri Mahesh Shrirang Purandare also executed a Power of Attorney dated 28/10/2021 registered at Serial No.15496/2021 with the Office of Sub Registrar Haveli No.16, in favour of M/s. Gruha Navnirman Housing represented through its authorized partners, Shri Yogesh Balkrishna Pate and Shri Abhijit Deepak Kenjale and thereby authorized them to do all acts, deeds, matters and things necessary for development of the said land.

O. Since I have not received any documents or any information related to the recent record of rights or revenue records, no comments can be offered on the said aspects.

P. **As to the Public Notice-** A Public Notice dated 30/03/2021 was published in daily Prabhat by Adv. Gayatri Tapaswi inviting objections and for assessment of clarity of title of Smt. Padmaja Purandare to the said land area equivalent to her 1/3rd share, owned by her. On perusal of the Certificate dated 16/04/2021 it is inferred, that, no objections of any nature were received to the said Public Notice in respect of the proposed transaction of the said property.



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- Q. As to the Commencement Certificate-** The Pune Municipal Corporation has issued a Commencement Certificate dated 13/12/2021 bearing No.CC/2714/2021 and has thereby permitted construction of residential building on the said land.
- R. As to the Demarcation-** On perusal of the demarcation map it is inferred that on receipt of application dated 30/07/2016 the demarcation of the said land bearing CTS No.3060 Village Shivajinagar (Bhamburda), Sub District-Pune City, District-Pune, was carried out and a copy of the demarcation map was issued on 09/08/2016 by the City Survey Officer, Pune.
- S. As to the Search-** I have caused search to be carried out at the Central Registry, Haveli No.I, XVI in respect of the said property for last 30 (Thirty) years i.e. 1993 to 2022 by making payment of the requisite fees vides Receipt No. MH003421894202223E dated 15/06/2020. During search, at the Office of the Joint District Registrar, Pune, from the Computer and online search the following entry was found no adverse entry in respect of the share of the Client in the said property was found to be registered in the available records. The records in the offices of Sub Registrar are poorly maintained and some of it is missing and unavailable. This search report is subject to the records which were made available for perusal and which were legible and readable.



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OPINION

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On the basis and perusal of documents as referred above in respect of Said Land, I am of the opinion that, except for the encumbrances mentioned hereinabove and in Annexure B annexed herewith, the title of **M/s. Gruha Navnirman Housing** represented through its authorised Partners, Shri Yogesh Balkrishna Pate and Shri Abhijit Deepak Kenjale to **Area admeasuring about 343.33 Sq.Mtrs. being area equivalent to their 2/3rd share in the said land from and out of total area admeasuring about 515 Sq. Mtrs. i.e. 5543.50 Sq.Ft. situate at Survey No.135 (Part), 136 (Part), and 210 (Part), bearing Plot No.32 in the sanctioned lay out of CTS No.3060, Village- Shivajinagar (Bhamburda), Sub District- Pune City, District-Pune, is clean, clear and marketable.**

Further on the basis and perusal of documents as referred above in respect of Said Land, I am of the opinion that, Smt. Padmaja Shrirang Purandare holds clean, clear and marketable title to **Area admeasuring about 171.66 Sq.Mtrs. being area equivalent to her 1/3rd share in the said land from and out of total area admeasuring about 515 Sq. Mtrs. i.e. 5543.50 Sq.Ft. situate at Survey No.135 (Part), 136 (Part), and 210 (Part), bearing Plot No.32 in the sanctioned lay out of CTS No.3060, Village- Shivajinagar (Bhamburda), Sub District- Pune City, District-Pune.**

Smt. Padmaja Shrirang Purandare being the Owner through the Development Agreement dated 28/10/2021 registered at Serial No.15494/2021 with the Office of Sub Registrar Haveli No.16 executed with M/s. Gruha Navnirman



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Housing represented through its authorised Partners, Shri Yogesh Balkrishna Pate and Shri Abhijit Deepak Kenjale being the Developer and Shri Mahesh Shrirang Purandare being the Consenting Party, has granted the development rights in respect the said land in favour of M/s. Gruha Navnirman Housing. Smt. Padmaja Shrirang Purandare has also executed a Power of Attorney dated 28/10/2021 registered at Serial No.15496/2021 with the Office of Sub Registrar Haveli No.16, in favour of M/s. Gruha Navnirman Housing and has thereby authorised M/s Gruha Navnirman Housing to all necessary acts, deeds and things in respect of development of the said land.

The documents submitted to me are returned herewith.

Date- 16/06/2022



A handwritten signature in blue ink, appearing to be "Laxman Suryawanshi".

LAXMAN SURYAWANSHI
ADVOCATE

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ANNEXURE B

AS TO THE ECUMBRANCES

On perusal of Index II of Deed of Mortgage dated 01/08/2019 registered with the Office of Sub Registrar Haveli No.23 at Serial No.15881/2019 executed between Prabodh Artha Sanchay Private Limited represented through its authorized signatory Shri Ramchandra Sadashiv Dimble being the Mortgagee and M/s. Gruha Navnirman Housing represented through its authorized Partners, Shri Yogesh Balkrishna Pate, Shri Abhijit Deepak Kenjale, Shri Lalit Padmakar Ajgaonkar, Shri Nilesh Balkrishna Pate and Shri Dhiraj Wani being the Mortgagor, it is inferred that, M/s. Gruha Navnirman Housing has availed a mortgage loan of Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) from Prabodh Artha Sanchay Private Limited against the land area admeasuring about 343.32 Sq.Mtrs. being area equivalent to their 2/3rd share in the said land from and out of total area admeasuring about 515 Sq. Mtrs. i.e. 5543.50 Sq.Ft. along with the structure standing thereon being area equivalent to their 2/3rd share situate at Survey No.135 (Part), 136 (Part), and 210 (Part), bearing Plot No.32 in the sanctioned lay out of CTS No.3060, Village- Shivajinagar (Bhamburda), Sub District- Pune City, District-Pune. Since the copy of the Deed of Mortgage date 01/08/2019 is not available for my perusal no comments are offered on its contents. No comments are offered in respect of the re-payment of the mortgage loan, as no documents are furnished in support thereof.

Date- 16/06/2022



LAXMAN SURYAWANSHI
ADVOCATE