

# Dilip Athavale

Advocate

## Office

201 Princeton Plaza,  
759/54 Deccan Gymkhana,  
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Pune - 411 004.

## Court

B-24, Lawyer's Chambers,  
Shivajinagar Court Compound,  
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Email : dilipathavale@gmail.com

## LEGAL TITLE REPORT

To  
MahaRERA  
BKC, E-Block,  
7th Floor, Housefin Bhavan,  
near RBI, Bandra Kurla Complex,  
Bandra East, Mumbai,  
Maharashtra 400051

Sub: Title clearance certificate with respect to property bearing **Plot No.68**, out of S.No. 98 Hissa No. 1 to 7 situated at Kothrud, Pune, within the limits of Pune Municipal Corporation and within the Registration Sub-District Taluka Haveli of District Pune (Hereinafter referred as the "Said Property").

I have investigated the title of the said property on the request of Mr. Satish Vishnu Marathe and following documents i.e.:-

### 1) Description of the said property :-

All that piece and parcel of land bearing **Plot No.68**, out of S.No. 98 Hissa No. 1 to 7 situated at **Kothrud**, Pune, within the limit of Pune Municipal Corporation and within the Registration Sub-District Taluka Haveli of District Pune admeasuring about 5500 Sq.Ft.(510.96 Sq.Mtrs.) and is bounded as follows :-



On or towards :

East : By 30 Ft. Colony Road,

South: By Plot No. 67

West : By Open Space,

North: By Plot No. 69 and 70.

Along with all appurtenances and easements annexed thereto, hereinafter referred as **[the said property]**.

**2) The documents of allotment of property.**

Copies of the following documents are supplied to me for the purpose of this opinion:-

- a. 7/12 extract of the said property.
- b. ME No. 317, 2451, 16707, 17978.
- c. Agreement to sale dated 16.09.1987, executed by the said Mrs.RekhaRamakantRangnekar and Mr.RamakantAnantRangnekar in favour of Mr.Satish Vishnu Marathe and Mrs.ShobhanaSatishMarathe.
- d. Sale Deed dated 27.03.1991, executed by Mrs.RekhaRamakantRangnekar and Mr.RamakantAnantRangnekarand others in favour of M/s. Sawijit Engineers Pvt. Limited.
- e. Sale Deed dated 14.05.2010 executed by M/s. Sawijit Engineers Pvt. Limited in favour of Mr.Satish Vishnu Marathe.
- f. Deed of Correction dated 13.12.2011.



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**3) 7/12 extract:**

By a Sale Deed registered in the office of Sub-Registrar Haveli 13 at Sr.No. 3843 on the same day, name of Mr. Satish Vishnu Marathe was recorded on 7/12 extract of the said property vide ME No. 17978. There is some mistake on the Index II of the aforesaid Sale Deed. Hence by Deed of Correction dated 13.12.2011, the said error is corrected. The Correction Deed dated 13.12.2011 is registered in the office of Sub-Registrar Haveli 16 at Sr.No. 458/2012 on 17.01.2012.

**4) Search report for 30 years 1993 to 2021 (both inclusive) 2022 (part).**

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of following owner has clear, marketable and without any encumbrances.

**Owner of the said property -**

[1] Mr. Satish Vishnu Marathe - for Plot No. 68, out of S.No. 98 Hissa No. 1 to 7 situated at Kothrud, Pune.



[2] Qualifying comments: I am of the opinion that Subject to whatever stated above, I am of the opinion that **Mr. Satish Vishnu Marathedo** hold a clear and marketable title to the said property and the same is free from any encumbrance whatsoever.

3/- The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 11.10.2022



  
**Dilip Athavale**  
Advocate

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**FORMAT - A**

(Circular No.: -28/2021)

**FLOW OF THE TITLE OF THE  
SAID LAND.**

**Sr. No.**

- 1) 7/ 12 extract / P.R. Card as on date of application for registration- as more particularly described in enlc. Annexure.
- 2) Mutation Entry described in enclosed detailed report.
- 3) Search report for 30 years 1993 to 2021 (both inclusive) 2022 (part) taken from Sub-registrar's office at as mentioned in the enlc. Annexure.
- 4) Any other relevant title -NA.
- 5) Litigations if any- No litigations.

Date: 11.10.2022

  
**Dilip Athavale**

Advocate



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

**FLOW OF THE TITLE OF THE SAID PROPERTY.**

**1) 7/ 12 extract / P.R. Card as on date of application for registration.**

**2) Flow of Title-**

- a. S.No. 98 situated Kothrud, Pune, was owned and possessed by Mr.Nama alias Namdeo Sadu Sutar. The said Mr.Nama alias Namdeo Sadu Sutar expired intestate and after his death name of his son Mr.Babu Namdeo Sutar was entered in 7/12 extract of S.No. 98 vide ME No. 317.
- b. From ME No. 2451 it appears that there was a partition between Mr.Babu Namdeo Sutar and Genu Namdeo Sutar on 16.03.1964 and thereby S.No. 98 Hissa No.3,4,7 were allotted to the share of Mr.Babu Namdeo Sutar. S.No. 98 hissa No. 2,4,6 were allotted to Mr. Genu Namdeo Sutar and S.No. 98/1 was kept in common.



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- c. Property bearing Plot No.68, carved out of S.No. 98 Hissa No. 1 to 7 situated at Kothrud, Pune, admeasuring about 5500 Sq.Ft.(510.96 Sq.Mtrs.) which is more particularly described in para 1 above [**the said Property**], was owned and possessed by Mr.Baburao Namdeo Sutar.
- d. By a Sale Deed dated 25.08.1965, the said Mr.Baburao Namdeo Sutar absolutely conveyed the said property to and in favour of Mrs.Rekha Ramakant Rangnekar and Mr.Ramakant Anant Rangnekar. The Sale Deed dated 25.08.1965 is registered in the office of Sub-Registrar Haveli at Sr.No. 1871 on 01.09.1965.
- e. By an agreement to sale dated 16.09.1987, the said Mrs. Rekha Ramakant Rangnekar and Mr.Ramakant Anant Rangnekar through their constituted attorney Mr.Jaykumar Uttamchand Pokarna agreed to sell the said property to and in favour of Mr.Satish Vishnu Marathe and Mrs.Shobhana Satish Marathe. The Agreement to Sale dated 16.09.1987 is registered in the office of Sub-Registrar Haveli at Sr.No. 12170/1987.
- f. By a Sale Deed dated 27.03.1991, the said Mrs. Rekha Ramakant Rangnekar and Mr.Ramakant Anant



Rangnekar with the consent of Mr.Satish Vishnu Marathe and Mrs.Shobhana Satish Marathe absolutely conveyed the said property to and in favour of M/s. Sawijit Engineers Pvt. Limited. The Sale Deed dated 27.03.1991 is registered in the office of Sub-Registrar Haveli 1 at Sr.No. 1198/1992 on 19.11.1992 (Old No. 4557/91). Name of M/s. Sawijit Engineers Pvt. Limited is recorded on 7/12 extract of the said property vide ME. No. 16707.

- g. By a Sale Deed dated 14.05.2010, the said M/s. Sawijit Engineers Pvt. Limited absolutely conveyed the said property to and in favour of Mr.Satish Vishnu Marathe i.e. the Owner herein. The Sale Deed dated 14.05.2010 is registered in the office of Sub-Registrar Haveli 13 at Sr.No. 3843 on the same day. Name of Mr.Satish Vishnu Marathe was recorded on 7/12 extract of the said property vide ME No. 17978. There is some mistake on the Index II of the aforesaid Sale Deed. Hence by Deed of Correction dated 13.12.2011, the said error is corrected. The Correction Deed dated 13.12.2011 is registered in the office of Sub-Registrar Haveli 16 at Sr.No. 458/2012 on 17.01.2012.



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h. Mr.Satish Vishnu Marathe has proposed to construct on the said property a multi-storeyed building and obtained Commencement Certificate bearing No. CC/2570/15 dated 07.11.2015 revised under No. CC/3721/21 dated 25.02.2022 from Pune Municipal Corporation.

### 3) Searches -

After paying requisite fees under No. GRN No. MH007184748202223E dated 01.09.2022 I have caused a search to be taken in respect of the said property from website [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) for the period of last 30 years, i.e. from 1993 to 2021 (both inclusive) 2022 (part).

I have issued a public notice dated 19.08.2022, in daily 'Sakal' calling upon objections, if any, from public at large, with regard to the title of Mr. Satish Vishnu Marathe to the said property. So far no objections have been received from any person in response to the said notice.

Date: 11.10.2022

**Dilip Athavale**

Advocate

