



CHALLAN

सदर चालन "टाइम ऑफ पेमेंट" मध्ये नमुद कारणासाठी लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तायाची लागू नाही.

Mobile No.: 0000000000

सदर चालन "टाइम ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तायाची लागू नाही.

Mobile No. : 0000000000

Mr. Shamrao Shravan Ramteke

M.A. L.L.B.

ADVOCATE

R/at : 258, Guruwar Peth,
Pune - 411042.

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Circular No. 28/2021

Date : 10 /10/2022

To,

Maha RERA

LEGAL TITLE REPORT

Subject :- The Title Clearance Certificate with respect to the Property admeasuring 00 Hector 540 Square metres i.e. 00 Hector 5.4 Are landed property bearing the Survey No. 59/2/25 which is situated at village Kondhwa Budruk, Tal.-Haveli, Dist.-Pune. (hereinafter referred as the said plot/property)

I have investigated the title of the said plots/ property on the request of the S. P. Constructions through their Proprietor Mr. Vishal Shankar Pardeshi and the following Documents i.e. .

- 1) Description of the Property
- 2) The Documents of allotment of Property.
- 3) 7/12 extracts issued by the Talathi of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune and the mutation entry No. 18655.
- 4) Search report for 30 years from the year 1993 to 2022.

1) THE DESCRIPTION OF THE CAPTIONED PROPERTY :-

All that piece and parcel of the Captioned 00 Hector 5.4 Are landed property i.e. 00 Hector 540 Sque metres landed property out of the total 00 Hector 6.68 Are landed property bearing the Survey No. 59 Hissa No. 2/25 is situated at village Kondhwa Budruk, Tal.- Haveli , Dist.- Pune. The said property is within the Pune Municipal Corporation and the

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Sub-Registrar Offices Haveli No.1 to 29 which is bounded as under.

2) The Boundaries of the Captioned property :-

On or towards the East :- By the Common Road

On or towards the South :- By the property of Mr. Gondhade

On or towards the West :- By the remaining property of
the Survey No. 59/2/25

On or towards the North :- By the remaining property of
the Survey No. 59/2/25

3) Mr. Dhajaram Dharamchand Agarwal was the original owner and holder of the said 00 Hectar 06.68 Are i.e. 7187 Square feets landed property bearing the Old Survey No. 95 and the New Survey No. 59, Hissa No. 2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune.

4) Thereafter Mr. Dhajaram Dharamchand Agarwal being the owner and Mr. Dhanraj Malchand Rathi being the Consenting Party through their Power of Attorney Holder Mr. Rohidas Baban Memane has sold the said 00 Hectar 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune to the purchaser Mr. Hemant Rajendra Darawade by virtue of the Sale deed which has registere by them in the Sub-Registrar Office Haveli No. 3 bearing the Serial Document No. 7664/2000 on 01/11/2000.

5) The name of the said owner Mr. Hemant Rajendra Darawade has recorded upon the 7/12 extract of the said 00 Hectar 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune by virtue of

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the Sale deed dated 01/11/2000 of the said property and by way of the mutation entry No. 18665.

- 6) Mr. Hemant Rajendra Darawade is true legal owner and holder of the said 00 Hectar 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune by virtue of the Sale deed dated 01/11/2000 of the said property. The title of the said owner Mr. Hemant Rajendra Darawade over the above said property is legal, crystal clear and fully marketable.
- 7) Thereafter Mr. Hemant Rajendra Darawade being the owner of the said 00 Hectar 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune in order to develop and construct the said 00 Hectar 540 Square metres i.e. 05.4 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune has willingly registered the Development Agreement and Irrevocable Power of Attorney alongwith and in favour of the S. P. Construction through their Proprietor Mr. Vishal Shankar Pardeshi within the Sub-Registrar Office Haveli No. 12 bearing the Serial Document No. 2613/2022 and 2614/2022 on 02/03/2022.
- 8) The S. P. Construction through their Proprietor Mr. Vishal Shankar Pardeshi has obtained entire rights to develop and construct the said 5.4 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune. He has also obtained entire rights to sell the new flats/ Tenaments/ Shops/ Offices etc; to the prospective purchasers on ownership basis which is constructed within the



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said property. Besides S. P. Construction through their Proprietor Mr. Vishal Shankar Pardeshi will do all related Acts/ Deeds/ Things in relation with the said 5.4 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune by virtue of the registered Development Agreement and Irrevocable Power of Attorney dated 02/03/2022 of the said property.

9) I have paid search fee of Rs . 750/- in relation with the search of the 00 Hectar 540 Square metres property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli , Dist.- Pune for the period of the last 30 years. i.e. from the year 1993 to 2022.

10) I have checked and verified all related documents / papers in regard with the search of the 00 Hectar 540 Square metres property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli , Dist.- Pune for the period of the last 30 years. i.e. from the year 1993 to 2022.

11) List of Documents :-

- 1) All related 7/12 extracts alongwith all related mutation entries of the said 00 Hectar 6.68 Are landed property bearing the the Survey No. 59/2/25 of the Kondhwa Budruk, Tal.- Haveli , Dist.- Pune for the period of the last 30 years. i.e. from the year 1993 to 2022.
- 2) The Sale deed bearing the Serial Document No. 7664/2000 dated 01/11/2000.
- 3) The Mortgage Deed bearing the Serial Document No. 5395/2010 dated 19/06/2010.
- 4) The Mortgage Deed bearing the Serial Document No. 10047/2011 dated 10/10/2011.
- 5) The Development Agreement and Irrevocable Power of Attorney bearing the Serial Document No. 2613/2022 and 2614/2022 dated 02/03/2022.



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- 12) On perusal of the above mentioned Documents/ Papers and all other related Documents and Papers relating to the said property. I hereby state and I am of the opinion that title of the said promoter/ developer - S. P. Construction through their Proprietor Mr. Vishal Shankar Pardeshi over the said 00 Hector 5.4 Are landed property bearing the Survey No. 59/2/25 of the Kondhwa Budruk, Tal.- Haveli , Dist.- Pune is legal, clear and fully marketable. It is free from all kinds of the Encumbrances, Charges and Debts etc.
- 13) Mr. Hemant Rajendra Darawade is true legal owner and holder of the said of the said 00 Hector 6.68 Are landed property bearing the Survey No. 59/2/25 of the Kondhwa Budruk, Tal.- Haveli , Dist.- Pune by virtue of the Sale deed dated 01/11/2000 of the said property.
- 14) The Report reflecting to the flow of the title of the (owner/ promoter/ developer/company) upon the said landed property is enclosed herewith as annexure.

Date : 10/10/2022


(Adv. S. S. Ramteke)

Mr. S. S. Ramteke
ADVOCATE
Q/A 258, Guruwar Peth,
Pune 411042

Date : 10/10/2022

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(Circular No. 28/2021)

Flow of the Title of the said Land

- 1) All related 7/12 extracts alongwith all related mutation entries of the 00 Hectar 6.68 Are landed Property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune for the period of the last 30 years from the year 1993 to 2022.
- 2) The Mutation Entry No. 18665.
- 3) The Search Report for 30 years from the year 1993 to 2022 taken from the Sub-Registrar Offices at Haveli.
- 1) Mr. Hemant Rajendra Darawade has availed the loan amount of the Rs. 12,25,000/- upon the said 00 Hectar 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune by virtue of the Mortgage Deed from the Bank of Maharashtra, Ghorpadi Branch, Pune which has registered by them within the Sub-Registrar Office Haveli No. 6 bearing the Serial Document No. 5395/2010, dated 19/06/2010.
- 2) Mr. Hemant Rajendra Darawade has availed the loan amount of the Rs. 44,00,000/- upon the said 00 Hectar 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune by virtue of the Mortgage Deed from the Bank of Maharashtra, Ghorpadi Branch, Pune which has registered by them within the Sub-Registrar Office Haveli No. 6 bearing the Serial Document No. 10047/2011, dated 10/10/2011.



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- 4) I hereby state and I am of the opinion that Mr. Hemant Rajendra Darawade is true legal owner and holder of the said 00 Hecter 06.68 Are landed property bearing the Survey No. 59/2/25 of the village Kondhwa Budruk, Tal.- Haveli, Dist.- Pune by virtue of the Sale deed dated 01/11/2000 of the said property. I hereby state and I am of the opinion that title of the said owner Mr. Hemant Rajendra Darawade over the above said property is legal, clear and fully marketable. It is free from all kinds of the Encumbrances, Charges and Debts etc. except the Mortgage loan amount of the Bank of Maharashtra Ghorpadi Branch, Pune over the above said property.

- 5) Any other relevent title.

Date : 10/10/2022


(Adv. S. S. Ramteke)

S. P. CONSTRUCTIONS


Proprietor

Mr. S S Ramteke
ADVOCATE
R/A 258, Guruwar Petr
Pune 411042