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इतर
पावती

Original/Duplicate

Tuesday, 13 March 2018 4:08
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2265 दिनांक: 13/03/2018

गावाचे नाव: आंबेगांव बु ठा

दस्तऐवजाचा अनुक्रमांक: हवल6-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: वकिल राजेश निरगुडे

वर्णन गाव मौजे आंबेगाव बु येथील स.नं. 46/9 यांसी क्षेत्र 00 हे 36 आर

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

सह दुय्यम निबंधक, हवेली-6

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह दुय्यम निबंधक (वर्ग-२)
हवेली, अ. ६, पुणे

RAJESH R. NIRGUDE
B.Com L.L.B
Advocate & Notary

P.S.House , Flat No.10
Hadapsar, Pune 028

Ref.

Date 17/03/2018

TO WHOM IT MAY CONCERN

CAPTIONED PROPERTY –

Title Opinion of the property bearing Survey No.46 Hissa No.9 having area 4050 Sq.Mtrs out of area 00 Hect.50 Are + Pot Kharaba 00 Hect.03 Are Out of area admeasuring 00 Hect. 36 Aar situated at Village – Ambegaon Budruk , Taluka –Haveli, District –Pune And within the limits of Registration Sub District Haveli – XXVII , District –Pune and also Within the limits of Pune Municipal Corporation , Pune.

Sir,

As per the instruction given by Mr.Eknath Maliba Beldare R/at Ambegaon Budruk , Taluka –Haveli, District-Pune ., I have given this title opinion in continuation of the Search & Title Report given me earlier on 20/07/2017 .

1. XEROX COPIES OF THE FOLLOWING DOCUMENTS ARE SUPPLIED TO ME FOR THE PURPOSE OF THIS OPINION:-

- i) Search & Title Report is issued by me on dated 13/10/2015 & 20/07/2017
- ii) Commencement Certificate dated 31/10/2007
- iii) Revised Commencement Certificate dated 29/05/2009
- iv) Part Completion Certificate dated 18/05/2010
- v) Part Completion Certificate dated 30/10/2015

2.TITLE HISTORY OF THE SAID PROPERTY ALWAYS READ WITH IN CONTINUATION OF SEARCH & TITLE REPORT AS UNDER:-

A. WHEREAS title History is specified given by in earlier Search & Title Report dated 26/08/2006 of Advocate & Notary Pramod C.Sharma and Search & Title Report dated 27/05/2008 & 31/07/2009 & 27/12/2010 & 22/10/2011 & 24/07/2012 & 01/04/2015 & 13/10/2015 & Advocate & Notary Umesh Pralhad Misal and Search & Title Report dated 20/7/2017 given by me.

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- B. It is seen from the Commencement Certificate bearing no. CC/2332/2007 dated 31/10/2007 issued by Pune Municipal Corporation and that given permission to the construct proposed building or wings – A,B,C at above mentioned captioned property as per sanctioned Plan and thereafter revised Commencement Certificate bearing no.CC/695/2009 dated 29/05/2009 issued by Pune Municipal Corporation and that given permission of the construct proposed buildings or wings –A,B,C at above mentioned captioned property as per sanctioned plan.
- C. It is seen from the part Completion Certificate dated 18/05/2010 issued by Pune Municipal Corporation that as per sanctioned plan the construction work of Ground Floor only parking and first floor flat no.1 & 2 and second Floor Flat No.5,6,7 & 8 And third floor flat No.9,10,11,12 and Fourth floor flat no.13 and 15 completed and Part Completion Certificate no.00582 issued on 18/05/2010 vide outward no.BCO/Zon No.3/07.
- D. It is seen from the Part Completion Certificate dated 30/10/2015 issued by Pune Municipal Corporation that as per sanctioned plan the construction work of C- Wing that ground Floor only parking and first floor flat no.14 and 16 completed and part Completion Certificate no.08904 issued on 30/10/2015 vide outward no.OCC/0972/15
- E. And Thereafter 1)Mr.Eknath Maliba Beldare 2) Sau.Subhadrabai Eknath Beldare 3) Mr.Jitendra Eknath Beldare 4) Mr.Bharat Eknath Beldare 5) Mr.Nanasaheb Eknath Beldare 6) Mr.Rajendra Pandharinath Beldare 7) Shubham Rajendra Beldare 8) Mrs.Kalpana Rajendra Beldare executed a Development agreement (Joint Venture Agreement) & Power of Attorney in favour **VENKATESHWARA CONSTRUCTION** the land admeasuring 00 H . 36 R out of the said agreement is registered in the office of Sub registrar of Haveli No.XIV at Sr.No. 11746/2017 ,11748/2017 respectively dated 20/12/2017

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CONTINUATION OF SEARCH & TITLE REPORT

I have taken online search in continuation Search & title Report to Search & Title Report dt.20/07/2017 for last 3 years from 2017 to till date records maintained of Index II Registers in the officers of Sub- Registrar Haveli No.I, II, III , VI,XII & XX , Pune at Pune, **by Receipt No. 2265 /2018 , dated 13/03/2018** . It appears to me that the said property does not bear any encumbrances.

OPINION

Subject to whatever stated in earlier Search & title Report dated 26/08/2006 of Advocate & Notary Pramod C.Sharma and Search & Title Report dated 27/05/2008 & 31/07/2009 & 27/12/2010 & 22/10/2011 & 24/07/2012 01/04/2015 & 13/10/2015 & 20/07/2017 given by me, I am of the opinion that Shri,Eknath Maliba Beldare and family has got clean , clear and marketable title in respect of the captioned property and the same is free from any encumbrances of whatsoever nature beyond the reasonable doubts and have right to develop the said property through constructed malty stored residential buildings & sell tenements to prospective purchaser on ownership basis in the name of M/s Jai Construction & Developers.

This opinion is issued at the request of Shri.Eknath Maliba Beldare R/at Ambegaon Budruk , Taluka – haveli, District-Pune

The File is returned

Thanking You

Pune

Date-17/03/2018



Yours Sincerely

Rajesh R. Nirgude
Advocate & Notary

RAJESH R. NIRGUDE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
P. S. HOUSE, VIHAR LANE
HADAPSAR, PUNE-28.