

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the said land is vested with the Pimpri Chinchwad New Town Development Authority (hereinafter called and referred to as '**PCNTDA**' for the sake of brevity and convenience);
- 1.2 That the said PCNTDA allotted the said Land and Plot No. 7 in favour of Mr. Ramesh Sakharam Chukate, Mr. Khandu Sakharam Chukate and Mr. Arun Sakharam Chukate vide Lease Deed dated 19.10.2019, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 7468/2019 on 24.10.2019. In furtherance of same PCNTDA issued Allotment Certificate dated 13.11.2019 bearing No. DA/Section – 1/1535;
- 1.3 That the said Mr. Ramesh Sakharam Chukate, Mr. Khandu Sakharam Chukate, Mr. Arun Sakharam Chukate, Smt. Vimal Sakharam Chukate with the consent of Mr. Nagesh Ganpat Agadnyan, Mr. Vijay Maruti Shinde, Mr. Suresh Ishwarlal Mulani, Mr. Santosh Barku Gaikwad and Mr. Narendra Murlidhar Kate had assigned development rights of the said land & Plot No. 7 in favour of M/s. Sai Essen Properties vide Development Agreement dated 20.12.2010, which is duly registered in the office of the Sub Registrar Haveli No. 10, at Serial No. 12186/2010 on 04.01.2011 read with Supplementary Agreement dated 19.10.2019, which is duly registered in the office of Sub registrar Haveli No. 5 at serial No. 7476/2019 on 22.10.2019 and Power of Attorney dated 20.12.2010, which is duly registered in the office of the Sub Registrar Haveli No. 10, at Serial No. 12187/2010 on 04.01.2011 and Power of Attorney dated 19.10.2019, which are duly registered in the office of the Sub Registrar Haveli No. 5, at Serial Nos. 7477/2019, 7478/2019, 7480/2019, 7481/2019 & 7482/2019.
- 1.4 That the said Mr. Ramesh Sakharam Chukate, Mr. Khandu Sakharam Chukate, Mr. Arun Sakharam Chukate through constituted Attorney M/s. Sai Essen Properties and with the consent of M/s. Sai Essen Properties agreed to assign their right, title and interest in the said land in favour of M/s. Shree Sai Keystone vide Agreement to Assign and Transfer dated 20.04.2021, which is duly registered in the office of Sub registrar Haveli No. 18 at serial No. 7558/2021 and Irrevocable Power of Attorney dated 20.04.2021, which is duly registered in the office of Sub registrar Haveli No. 18 at serial No. 7559/2021.
- 1.5 That the said Mr. Ramesh Sakharam Chukate, Mr. Khandu Sakharam Chukate, Mr. Arun Sakharam Chukate with the consent of Pimpri Chinchwad New Town Development Authority assigned their right, title and interest in the said land in favour of M/s. Shree Sai Keystone vide Assignment Deed dated 07.06.2021, which is duly registered in the office of Sub registrar Haveli No. 24 at serial No. 8797/2021 on 15.06.2021.
- 1.6 That in the aforesaid manner M/s. Shree Sai Keystone acquired leasehold rights of said land.

2. PUBLIC NOTICE:

That Advocate Janak Lunkad Published Public Notice dated 09.04.2021 in daily Prabhat pertaining to the said land. That according to the No Claim Certificate dated 30.04.2021, issued by Advocate Janak Devendra Lunkad he has not received any objection to the aforesaid Public Notice.

3. POSSESSION:

It appears from the documentary records that M/s. Shree Sai Keystone is having true and legal possession of the said property.

4. SANCTION PLAN:

Not Verified.

5. N. A. PERMISSION:

That Sub Divisional Officer, Haveli, Sub Division Pune has granted permission for the Non Agricultural use of the said land vide its Order dated 23.09.2020 in case no. NA/SR/18/20.

6. ENCUMBRANCES :

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Shree Sai Keystone has acquired leasehold rights of said land and the title of the said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

- 7. Note -** This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date : 30.06.2021.



SWAPNIL AGARWAL
Advocate
For Legal Realty LLP



CHALLAN
MTR Form Number-6



GRN	MH002377032202122E	BARCODE			Date	17/06/2021-18:33:18		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR					Full Name		LEGAL REALTY LLP			
Location PUNE										
Year 2021-2022 One Time					Flat/Block No.		SECTOR NO. 32			
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street		RAVET PCNTDA			
					Area/Locality		HAVELI PUNE			
					Town/City/District					
					PIN					
					Remarks (If Any)					
					SEQARCH FOR 30 YEARS					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02003942021061701429		1243986731	
Cheque/DD No.					Bank Date	RBI Date	17/06/2021-18:34:06		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

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.