

Maha Law Associates

NOTARY & ADVOCATES HIGH COURT

Dr. Mahendrakumar M. Padhye
B.A., LL.B., Ph.D

Mr. Dhondiba Kamble
M.A., LL.B.

Miss. Aishwarya P. Ghorpade
B.Com., LL.B, C. S.

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Miss. Shilpa P. Singh
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Mrs. Nikita L. Pokale
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📍 : B/105 to 108, 1st Floor, Sakai Devi Apt., Opp. Rly Bridge,
Virar (E), Tal. Vasal, Dist. Palghar - 401 305
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Ref : General/ 01 /2020

12 FEB 2020

TITLE CLEARANCE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

I HEREBY CERTIFY THAT I have investigated the title to the agricultural land lying, being and situate at Village : Saswad, Taluka : Purandar, District : Pune, and land bearing Survey No. 66/2, Hissa No. A/2/1/A, Plot No. 1 to 73, admeasuring 2,69,000 Sq.Mtrs. area, more particularly described in the Schedule hereunder written and belonging to **M/S. SAMRTH REALITIES THROUGH PARTNER MR. GANESH BUGAJI KALYANKAR**, and have pursued the title deeds and certify that their title deeds to the said property is clear marketable and free from all encumbrances, charges and claims. That the title to the said land is clear, marketable and free from all encumbrances and doubts.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE ABOVE SAID PROPERTY BELONGING TO **M/S. SAMRTH REALITIES THROUGH PARTNER MR. GANESH BUGAJI KALYANKAR**, for bearing land Survey No. 66/2, Hissa No. A/2/1/A, Plot No. 1 to 73, admeasuring 2,69,000 Sq. Mtrs. area, land lying, being and situate at Village : Saswad, Taluka : Purandar, District : Pune, AND IN MY OPINION THE TITLE OF THIS PROPERTY IS MARKETABLE AND FREE FROM ALL ENCUMBRANCES, CHARGES, LIABILITIES AND ANY KIND WHATSOEVER AND REASONABLE DOUBTS AND THAT THE SAID PROPERTY IS FREE AND MARKETABLE.

DATED ON THIS 12 DAY OF Feb, 2020 AT VIRAR.



Mr. Mahendra Madhukar Padhye
B.A., LL.B.

Office Branches:
VILE PARLE: God Gift (S.R.A) Co-op HSG SOC Ltd., Off. Village, St. Branz Road, Vile Parle (W), Mumbai - 400 066

Advocate High Court, Mumbai.
Add: B/207-208, Sakai Devi Apt. Opp. Rly Bridge,
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SEARCH REPORT

THIS IS TO CERTIFY THAT I have pursued papers belonging to M/S. SAMRTH REALITIES THROUGH PARTNER MR. GANESH BUGAJI KALYANKAR, for bearing land Survey No. 66/2, Hissa No. A/2/1/A, Plot No. 1 to 73, admeasuring 2,69,000 Sq. Mtrs. area, and land lying, being and situate at Village: Saswad, Taluka : Purandar, District : Pune.

I have pursued papers from 1952 to 2020. The details mutation entry year wise is given below:

Years		Years		Year	
1952	Torn	1953	Torn	1954	Torn
1955	Torn	1956	Torn	1957	Torn
1958	Torn	1959	Torn	1960	Torn
1961	Torn	1962	Torn	1963	Torn
1964	Torn	1965	Torn	1966	Torn
1967	Torn	1968	Torn	1969	Torn
1970	Torn	1971	Torn		
1972	Nil	1973	Nil	1974	Nil
1975	Nil	1976	Nil	1977	Nil
1978	Nil	1979	NA	1980	Nil
1981	Nil	1982	Nil	1983	NA
1984	Nil	1985	NA	1986:	Nil
1987	Nil	1988	NA	1989	Nil
1990	Nil	1991	NA	1992	Nil
1993	Nil	1994	Nil	1995	Nil

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1996	NA	1997	Nil	1998	Nil
1999	Nil	2000	NA	2001	Nil
2002	Nil	2003	Nil	2004	Nil
2005	Nil	2006	Nil	2007	Nil
2008	Nil	2009	Nil	2010	Nil
2011	Nil	2012	Nil	2013	Nil
2014	Nil	2015	Nil	2016	Nil
2017	Nil	2018	Nil		
2019	Nil				

As per Mutation Entry No. 28682 of Talathi office at saswad on dated 3/9/2019 by its order No. /Bhumapan/Non-Agricultural/Regular/Mo. R. N. 32/2019 dated 1st July 2019 tahsildar Purandar letter on dated No. Jamin/Kavi/366/2019 dated 2nd September 2019 dated 1st July 2019 converted agricultural land into Non Agricultural land and as per the new 7/12 entry updated then old 7/12 cancelled and new Gut No. enrolled and updated. Nagarprished has provided NOC on dated 30/03/2019, to 1) Mr. Shrikant Shankar Joshi, 2) Mr. Vasant Keshav Joshi for temporary Construction, and for Non Agricultural land vide Sr. No. B.V./261/2019, on dated 29/1/2019. Before the said N.A. Land the 7/12 entry was village : Saswad, Taluka : Purander, District : Pune on Survey No. 66/2, Hissa No. A/2/1/A, and Now the Gut No. established by talathi office as divided into the 73 plots which details is follows:



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No.	Gut No.	Hissa No.	Plot No.	N.A.(Area) Sq. Mtrs.	Assessed (Paisa)
1	66/2	A/2/1/A	1	380.23	438.05
2	66/2	A/2/1/A	2	414.20	477.30
3	66/2	A/2/1/A	3	139.68	160.92
4	66/2	A/2/1/A	4	130.62	150.48
5	66/2	A/2/1/A	5	156.98	180.85
6	66/2	A/2/1/A	6	145.43	167.54
7	66/2	A/2/1/A	7	130.62	150.48
8	66/2	A/2/1/A	8	139.68	160.92
9	66/2	A/2/1/A	9	139.68	160.92
10	66/2	A/2/1/A	10	130.62	150.48
11	66/2	A/2/1/A	11	143.30	165.09
12	66/2	A/2/1/A	12	145.40	167.53
13	66/2	A/2/1/A	13	130.62	150.48
14	66/2	A/2/1/A	14	139.68	160.92
15	66/2	A/2/1/A	15	139.68	160.82

No.	Gut No.	Hissa No.	Plot No.	N.A.(Area) Sq. Mtrs.	Assessed (Paisa)
16	66/2	A/2/1/A	16	130.62	150.48
17	66/2	A/2/1/A	17	148.40	170.96
18	66/2	A/2/1/A	18	151.72	174.79
19	66/2	A/2/1/A	19	130.62	150.48
20	66/2	A/2/1/A	20	139.68	160.92
21	66/2	A/2/1/A	21	427.76	492.81
22	66/2	A/2/1/A	22	387.01	445.86



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23	66/2	A/2/1/A	23	262.35	302.24
24	66/2	A/2/1/A	24	218.10	251.26
25	66/2	A/2/1/A	25	185.96	214.23
26	66/2	A/2/1/A	26	103.92	119.72
27	66/2	A/2/1/A	27	138.36	159.40
28	66/2	A/2/1/A	28	141.34	162.83
29	66/2	A/2/1/A	29	103.92	119.72
30	66/2	A/2/1/A	30	185.96	214.23
31	66/2	A/2/1/A	31	185.96	214.23
32	66/2	A/2/1/A	32	103.92	119.92
33	66/2	A/2/1/A	33	144.24	166.17
34	66/2	A/2/1/A	34	146.91	168.25
35	66/2	A/2/1/A	35	103.92	199.72
36	66/2	A/2/1/A	36	185.96	214.23
37	66/2	A/2/1/A	37	185.96	214.23
38	66/2	A/2/1/A	38	103.92	119.72
39	66/2	A/2/1/A	39	149.14	171.82

No.	Gut No.	Hissa No.	Plot No.	N.A.(Area) Sq. Mtrs.	Assessed (Paisa)
40	66/2	A/2/1/A	40	151.38	174.40
41	66/2	A/2/1/A	41	103.92	119.72
42	66/2	A/2/1/A	42	185.96	214.23
43	66/2	A/2/1/A	43	185.96	214.23
44	66/2	A/2/1/A	44	103.92	119.72
45	66/2	A/2/1/A	45	152.94	176.19
46	66/2	A/2/1/A	46	147.80	171.82



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47	66/2	A/2/1/A	47	103.92	119.72
48	66/2	A/2/1/A	48	185.96	214.23
49	66/2	A/2/1/A	49	185.96	214.23
50	66/2	A/2/1/A	50	103.92	119.72
51	66/2	A/2/1/A	51	141.00	162.44
52	66/2	A/2/1/A	52	134.24	154.65
53	66/2	A/2/1/A	53	103.92	119.72
54	66/2	A/2/1/A	54	185.96	214.23
55	66/2	A/2/1/A	55	184.70	184.70
56	66/2	A/2/1/A	56	354.44	408.34
57	66/2	A/2/1/A	57	781.04	899.81
58	66/2	A/2/1/A	58	142.62	164.30
59	66/2	A/2/1/A	59	142.62	164.30
60	66/2	A/2/1/A	60	142.62	164.30
61	66/2	A/2/1/A	61	131.80	181.84
62	66/2	A/2/1/A	62	134.79	155.28
63	66/2	A/2/1/A	63	137.63	158.55
64	66/2	A/2/1/A	64	140.16	161.47
65	66/2	A/2/1/A	65	142.08	163.68
66	66/2	A/2/1/A	66	1141.49	1315.08
67	66/2	A/2/1/A	67	467.94	539.10
68	66/2	A/2/1/A	68	1685.51	1941.83
69	66/2	A/2/1/A	69	1076.72	1240.46
70	66/2	A/2/1/A	70	520.61	599.78
71	66/2	A/2/1/A	71	1201.49	1385.35
72	66/2	A/2/1/A	72	3642.32	4196.22
73	66/2	A/2/1/A	73	5779.59	



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