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Document Type :- LEGAL TITLE REPORT

Party Name :- GAT NO. 256 MOSHI (SHRI SAMARTH BUILDTECH)

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FORMAT – A

(Circular No.28/2021)

To,

MAHARERA

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to the AREA ADMEASURING 33.83 R I.E. 3383 SQ. MTRS. OUT OF FROM NEW GAT NO. 256 (HAVING OLD GAT NO. 253) TOTAL AREA 02 HECTOR 92 R SITUATED AT REVENUE VILLAGE MOSHI, TALUKA :- HAVELI, DISTRICT :- PUNE WITHIN THE LIMITS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION AND SUB REGISTRAR HAVELI PUNE.(Herein after referred as the SAID Plot / Property.)

I have investigated the title of the said plot on the request of MR. HIMMAT RAGHUNATH SASTE and others Through developer and POA holder SHRI SAMARTH BUILDTECH Through It's authorized Partner MR. SACHIN BAPURAO KHUPSE and following documents i.e.

1) DESCRIPTION OF THE PROPERTY :-

SCHEDULE (A)

(DESCRIPTION OF THE SAID PROPERTY / PLOT)

All that piece and parcel of AREA ADMEASURING 33.83 R I.E. 3383 SQ. MTRS. OUT OF FROM NEW GAT NO. 256 (HAVING OLD GAT NO. 253) TOTAL AREA 02 HECTOR 92 R SITUATED AT REVENUE VILLAGE MOSHI, TALUKA :- HAVELI, DISTRICT :- PUNE WITHIN THE LIMITS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION AND SUB REGISTRAR HAVELI PUNE and property is bounded as under :-



- On or Towards the East ::- By Property of HARISH DILIP SASTE and other from Gat No. 256.
- On or Towards the West ::- By Property of JANARDAN GHIGE and others.
- On or Towards the South ::- By Remaining Property of MR. HIMMAT RAGHUNATH SASTE
- On or Towards the North ::- By Thirty Meter wide PCMC DP Road.

----- HEREINAFTER CALLED AS SAID PROPERTY.

2) THE DOCUMENTS OF ALLOTMENT OF PLOT :-

- A) Xerox copy of Development Agreement between MR. HIMMAT RAGHUNATH SASTE and others and SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE dated 27/10/2016 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 7457/2016.
- B) Xerox copy of Power of Attorney between MR. HIMMAT RAGHUNATH SASTE and others and SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE dated 27/10/2016 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 7458/2016.
- C) Xerox copy of Partition Deed between MR. HIMMAT RAGHUNATH SASTE and others dated 09/11/2021 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 13948/2021.
- D) Xerox copy of Confirmation Deed between MR. HIMMAT RAGHUNATH SASTE & SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE and HARISH DILIP SASTE & Others dated 23/11/2016 which is registered in the office of Sub Registrar Haveli No.14 Pune vide registered Serial No.7828/2016.
- E) Xerox copy of Confirmation Deed between MR. HIMMAT RAGHUNATH SASTE & SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO



KHUPSE and GANESH SHASHIKANT SASTE & Others dated 17/11/2016 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 7710/2016.

F) Xerox copy of Blue Print and Commencement Certificate No. BP/MOSHI/74/2022 Dated 23/06/2022 Issued by Pimpri Chinchwad Municipal Corporation to MR. HIMMAT RAGHUNATH SASTE & others through POA holder SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE.

G) Xerox copy of N. A. order of said property of APPAR TAHSILDAR PIMPRI CHINCHWAD vide N. A. order No. JAMIN / NA / SR /442/2022 dated 07/06/2022 obtained by MR. HIMMAT RAGHUNATH SASTE & others through POA holder SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE.

H) Xerox copy of 7/12 Extract of said property.

I) Xerox copy of Mutation Entries No. 2067, 2960, 6443, 5129, 13150.

3) 7/12 extract of property issued by Government of Maharashtra (Digital) dated 01/07/2022 and Mutation Entry No. 2067, 2960, 6443, 5129, 13150.

4) Search report for 30 years from 1993 till 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE is clean, clear, marketable and without any encumbrances.

OWNERS OF THE LAND :-

MR. HIMMAT RAGHUNATH SASTE

DEVELOPERS OF THE PROPERTY :-

SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE.

QUALIFYING COMMENTS / REMARKS IF ANY :- NIL



The report reflecting the flow of the title of the **SHRI SAMARTH BUILDTECH** Through it's authorized Partner **MR. SACHIN BAPURAO KHUPSE** on the said land is enclosed herewith as annexure.

After Considering the above facts and documents produced to me, I have come to the conclusion that the said plot is clear and free from all encumbrances & charge and **MR. HIMMAT RAGHUNATH SASTE** are the absolute owners of the said plot / property and they are having absolute rights, clean & clear marketable title and interest in the said plot / property and **SHRI SAMARTH BUILDTECH** Through it's authorized Partner **MR. SACHIN BAPURAO KHUPSE** having absolute development rights in the said property.

Enclosure :- A) Annexure, B) Encumbrances Certificate.

Dated :- 02/07/2022.

Bhosari, Pune -411039.


02/07/2022
NILESH BHIKAJI KAMTHE
ADVOCATE



NILESH BHIKAJI KAMTHE

(B.COM., LL.B., ADVOCATE & NOTARY GOVT. OF INDIA)

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A) ANNEXURE

FORMAT – A

(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

ANDWHEREAS all that peace and parcel of NEW GAT NO.256 (OLD GAT NO. 253) TOTAL AREA ADMEASURING 02 HECTOR 92 R SITUATED AT VILLAGE MOSHI, TALUKA :- HAVELI, DISTRICT :- PUNE owned and possessed by MR. RAGHUNATH KESHAVRAO SASTE as their ancestral property.

ANDWHEREAS MR. RAGHUNATH KESHAVRAO SASTE died on 24/06/1986 leaving behind him the following legal heirs 1) MR. DILIP RAGHUNATH SASTE, 2) MR. HIMMAT RAGHUNATH SASTE, 3) MR. SHASHIKANT RAGHUNATH SASTE and 4) RATNAMALA SUDHAKARRAO NELEKAR.

ANDWHEREAS as per 7/12 extract it seems that 1) MR. DILIP RAGHUNATH SASTE, 2) MR. HIMMAT RAGHUNATH SASTE, 3) MR. SHASHIKANT RAGHUNATH SASTE and 4) RATNAMALA SUDHAKARRAO NELEKAR having undivided $\frac{1}{4}$ share in total area admeasuring 02 HECTOR 92 R of NEW GAT No.256 (Old Gat No. 253) situated at village MOSHI, TALUKA :- HAVELI, DISTRICT :- PUNE means each one legal heirs has following area 1) MR. DILIP RAGHUNATH SASTE – ARE 073 R, 2) MR. HIMMAT RAGHUNATH SASTE – ARE 073 R, 3) MR. SHASHIKANT RAGHUNATH SASTE – ARE 073 R and 4) RATNAMALA SUDHAKARRAO NELEKAR - ARE 073 R.

ANDWHEREAS on the application gaon kamgar talathi entered the names of 1) MR. DILIP RAGHUNATH SASTE, 2) MR. HIMMAT RAGHUNATH SASTE, 3) MR. SHASHIKANT RAGHUNATH SASTE and 4) RATNAMALA SUDHAKARRAO NELEKAR into 7/12 extract as a



legal heirs of LATE. RAGHUNATH KESHAVRAO SASTE vide mutation entry No. 2067 on 12/07/1991.

ANDWHEREAS MR. SHASHIKANT RAGHUNATH SASTE died on 08/07/1997 leaving behind him the following legal heirs 1) MR. GANESH SHASHIKANT SASTE, 2) MR. ROHAN SHASHIKANT SASTE, 3) SMT. JAYASHREE SHASHIKANT SASTE .

ANDWHEREAS on the application gaon kamgar talathi entered the names of 1) MR. GANESH SHASHIKANT SASTE, 2) MR. ROHAN SHASHIKANT SASTE, 3) SMT. JAYASHREE SHASHIKANT SASTE into 7/12 extract as a legal heirs of LATE. SHASHIKANT RAGHUNATH SASTE vide mutation entry No. 2960 on 01/08/1997.

ANDWHEREAS MR. DILIP RAGHUNATH SASTE died on 04/05/2009 leaving behind him the following legal heirs 1) MR. HARISH DILIP SASTE, 2) MEGHANA DNYANESHWAR SAWANT, 3) SMT. ASHA DILIP SASTE .

ANDWHEREAS on the application gaon kamgar talathi entered the names of 1) MR. HARISH DILIP SASTE, 2) MEGHANA DNYANESHWAR SAWANT, 3) SMT. ASHA DILIP SASTE into 7/12 extract as a legal heirs of LATE. DILIP RAGHUNATH SASTE vide mutation entry No. 6443 on 05/06/2009.

ANDWHEREAS RATNAMALA SUDHAKAR /SUDHAKARRAO NELEKAR died on 09/05/2003 leaving behind him the following legal heirs 1) MR. DINESH SUDHAKAR NELEKAR, 2) SANGITA AJAY BIRJEPATIL, 3) KAVITA PRATAP JAGTAP and 4) SUDHAKAR RAMCHANDRA NELEKAR.

ANDWHEREAS on the application gaon kamgar talathi entered the names of heirs 1) MR. DINESH SUDHAKAR NELEKAR, 2) SANGITA AJAY BIRJEPATIL, 3) KAVITA PRATAP JAGTAP and 4) SUDHAKAR RAMCHANDRA NELEKAR into 7/12 extract as a legal heirs of LATE. RATNAMALA SUDHAKAR /SUDHAKARRAO NELEKAR vide mutation entry No. 5129 on 06/08/2004.



ANDWHEREAS MR. HIMMAT RAGHUNATH SASTE and others granted Development right and executed registered Development Agreement of said property in favour of SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE dated 27/10/2016 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 7457/2016.

ANDWHEREAS MR. HIMMAT RAGHUNATH SASTE and others executed registered Power of Attorney of said property in favour of SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE dated 27/10/2016 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 7458/2016.

ANDWHEREAS 1) MR. HARISH DILIP SASTE, 2) MEGHANA DNYANESHWAR SAWANT, 3) SMT. ASHA DILIP SASTE executed SAMMATI PATRA / CONSENT DEED in favour of MR. HIMMAT RAGHUNATH SASTE and SHREE SAMARTH BUILDTECH through it's partners MR. SACHIN BAPURAO KHUPSE which is registered in the office of Sub Registrar Haveli No.14 at Sr. No. 7828/2016 dated 23/11/2016.

ANDWHEREAS 1) MR. GANESH SHASHIKANT SASTE, 2) MR. ROHAN SHASHIKANT SASTE, 3) SMT. JAYASHREE SHASHIKANT SASTE executed SAMMATI PATRA / CONSENT DEED in favour of MR. HIMMAT RAGHUNATH SASTE and SHREE SAMARTH BUILDTECH through it's partners MR. SACHIN BAPURAO KHUPSE which is registered in the office of Sub Registrar Haveli No.14 at Sr. No. 7710/2016 dated 17/11/2016.

ANDWHEREAS MR.HIMMAT RAGHUNATH SASTE and others made partition deed between themselves in respect of Gat No. 256 of village Moshi and other on 09/11/2021 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 13948/2021 and as per said partition deed area admeasuring 73.68 R (56.9 R plus 10.05 R Plus 7.54 R (39.68 R Plus Potkharaba 34 R) at Gat No. 256 Moshi) came to the share of MR. HIMMAT RAGHUNATH SASTE.

ANDWHEREAS on the basis of Partition Deed dated 09/11/2021 which is registered in the office of Sub Registrar Haveli No. 14 Pune vide registered Serial No. 13948/2021 names



MR. HIMMAT RAGHUNATH SASTE and others entered into 7/12 extract of said property vide Mutation Entry No.13150.

ANDWHEREAS MR. HIMMAT RAGHUNATH SASTE and others through POA holder SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE submitted building plan to Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad Municipal Corporation sanctioned the building plan and issued plan / blue print and Commencement Certificate No. BP/MOSHI/74/2022 Dated 23/06/2022 to MR. HIMMAT RAGHUNATH SASTE & others through POA holder SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE.

ANDWHEREAS MR. HIMMAT RAGHUNATH SASTE and others through POA holder SHRI SAMARTH BUILDTECH Through it's authorized Partner MR. SACHIN BAPURAO KHUPSE also obtained N A order of said property from APPAR TAHSILDAR PIMPRI CHINCHWAD vide N. A. order No. JAMIN / NA / SR /442/2022 dated 24/06/2022.

- 1) 7/12 extract of property issued by Government of Maharashtra (Digital) dated 01/07/2022.
- 2) Mutation Entry No. 2067, 2960, 6443, 5129,13150.
- 3) Search report for 30 years from 1993 till 2022 dated 02/07/2022 of Sub Registrar Haveli No. 25 Pune of Adv. Nilesh Kamthe.
- 4) Any Other Relevant Title :- Nil
- 5) Litigation if Any :- Nil.

Dated :- 02/07/2022.

Bhosari, Pune -411039.



Nilesh
02/07/2022
NILESH BHIKAJI KAMTHE
ADVOCATE

NILESH BHIKAJI KAMTHE

(B.COM., LL.B., ADVOCATE & NOTARY GOVT. OF INDIA)

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B) ENCUMBRANCES CERTIFICATE

FORMAT – A

(Circular No.28/2021)

OPINION ON ENCUMBRANCES

AND WHEREAS all that piece and parcel of AREA ADMEASURING 33.83 R I.E. 3383 SQ. MTRS. OUT OF FROM NEW GAT NO. 256 (HAVING OLD GAT NO. 253) TOTAL AREA 02 HECTOR 92 R SITUATED AT REVENUE VILLAGE MOSHI, TALUKA :- HAVELI, DISTRICT :- PUNE WITHIN THE LIMITS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION AND SUB REGISTRAR HAVELI PUNE is clean, clear, marketable and free from all encumbrances and there is no any charge on said property owned by MR. HIMMAT RAGHUNATH SASTE.

Dated :- 02/07/2022.

Bhosari, Pune -411039.

NILESH BHIKAJI KAMTHE

ADVOCATE

