



Mr. SANTOSH SANGAPPA SUTAR

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Advocate, Satara.

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FORMAT - A

(Circular No. 28/2021)

To,

MahaRERA
Mumbai

LEGAL TITLE REPORT

Subject: — Title Clearance Certificate with respect to the property bearing — Non-Agricultural Survey No.18/C/Plot No.8, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara; (hereafter referred as the said 'Plot').

I have investigated the title of the said Plot on the request of AKSHAD INFRASTRUCTURE & DEVELOPERS through its Proprietor — Mr. Sunil Mohan Landage; Residing at: Survey No.88, Plot No.1, Swami Vivekanand, Nagar, Post Kondave, Tahasil & District Satara - 415002; and followings i.e. —

01] Description of Property: —

All the Piece and parcels of land situated within the limits of Registration Division & District Satara; Sub-Division & Tahasil Satara; and within the Local Limits of Satara Municipal Council Satara, property bearing — Non-Agricultural Survey No.18/C/Plot No.8, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; in Village Karanje Turf, Satara Tal. & Dist. Satara; and the boundaries of said property are as follows: —

On or towards East	:	Adjoining Survey No. 17
On or towards South	:	Adjoining Survey No. 17
On or towards West	:	9 Mtrs Width Road in Lay-out Plan
On or towards North	:	Plot No. 7 in La-out Plan



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02] The Documents of Allotment of Plot: —

- [a] Photo Copy of the Index – II for registered Power of Attorney bearing RE.No.1623/2020 dated 09/07/2020
- [b] Photo Copies of the registered Agreement to Sale bearing RE.No.4390/2020 dated 20/11/2020
- [c] Photo Copies of the registered Power of Attorney bearing RE.No.4391/2020 dated 20/11/2020
- [d] Photo Copies of the registered Cancellation Deed bearing RE.No.2485/2021 dated 08/06/2021 in respect of Agreement to Sale bearing RE.No.4390/2020 dated 20/11/2020
- [e] Photo Copies of the registered Cancellation Deed bearing RE.No.2486/2021 dated 08/06/2021 in respect of Power of Attorney bearing RE.No.4391/2020 dated 20/11/2020
- [f] Photo Copies of the registered Agreement to Sale bearing RE.No.2088/2021 dated 31/03/2021
- [g] Photo Copies of the registered Power of Attorney bearing RE.No.2090/2021 dated 31/03/2021
- [h] Photo Copies of the registered Sale Deed bearing RE.No.2487/2021 dated 09/06/2021
- [i] Photo Copies of the registered Development Agreement bearing RE.No.5380/2021 dated 14/12/2021
- [j] Photo Copies of the registered Power of Attorney bearing RE.No.5381/2021 dated 14/12/2021

03] Property related Papers: —

- [a] Certified Copies of 7/12 Extracts in respect of Survey No. 18/C/Plot No.8, in Village Karanje Turf Satara, Tahasil & District Satara dated 05/10/2021 & 28/10/2021.
- [b] Photo Copies of 7/12 Extracts in respect of Survey No. 18/C/Plot No.8, in Village Karanje Turf Satara, Tahasil & District Satara dated 22/01/2020 & 12/04/2021.
- [c] Photo Copy of Non-Agricultural Permission & approved Lay-out Plan issued by the Hon'ble District Collector, Satara through their Order bearing No. क्र.मह/तीन/बिनशेती/ना/एस.आर./89/93 dated 22/03/1994 in respect of Survey No.18A/7, in Village Karanje Turf, Satara.
- [d] Photo Copy of क.जा.प. नंबर 55/1916 सी.आर. नंबर 147 issued from the T.I.L.R. Office, Satara in respect of this property in question.



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- [e] Photo Copies of Mutation Entry Nos. 15892, 17154, 17448, 18718, 21763, 25789, 26720, 26723, 26925, 27373, 30714, 39642, 40450, 40913, 43849, 44215, 44246, 44247, in respect of property bearing — Survey No. 18/C/Plot No.8, in Village Karanje Turf Satara, Tahasil & District Satara.
- [f] Photo Copies of the Title Search Report dated 19/01/2020 issued by the Adv. Amjad Iqubal Khan, Satara.
- [g] Photo Copy of the No-Dues Certificate and Letter for Removing Loan Charge & Attachment Order issued by the Mahalaxmi Sahakari Patsanstha Maryadit, Satara through their Letter bearing No. जा.क्र. महा/प्र.का.177/2021 dated 22/03/2021.
- [h] Photo Copy of the No-Dues Certificate and Letter for Removing Loan Charge dated 08/04/2021 issued by The Satara District Lawyers Co-op. Credit Society Ltd., Satara.
- [i] Photo Copy of the Removal of Attachment Order in respect of Loan Charge from the Punyashil Sumitraraje Nagari Sahakari Patsanstha Maryadit Satara, issued by the Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara dated 20/05/2021.
- [j] Photo Copy of the Removal of Attachment Order in respect of Loan Charge from the Mahalaxmi Sahakari Patsanstha Maryadit Satara, issued by the Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara dated 10/06/2021.
- [k] Photo Copy of Building Construction Plan & Construction Permission issued by the Hon'ble Chief Officer, Satara Municipal Council Satara through their Order bearing No. क्र.सानप/शवि/BPA/00155/2021-22 dated 27/07/2021 in respect of Survey No.18/C/Plot No.8, in Village Karanje Turf, Satara.

04] Search Report for Last 30 Years: —

From the Year 1992 to 2021.

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 (following Owner / Promoter / Developer / Company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)



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Owners of the Land: —

Non-Agricultural **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara: —

Mr. Sadashiv Dnyanoba Bachal;

AND Also, it is found that, **AKSHAD INFRASTRUCTURE & DEVELOPERS** through its Proprietor – Mr. Sunil Mohan Landage; has got their legal rights in this property along with actual possession as per registered Development Agreement bearing RE.No.5380/2021 & registered Power of Attorney bearing RE.No.5381/2021 dated 14/12/2021 in respect of this property in question for the shares of — **Mr. Sadashiv Dnyanoba Bachal**.

And the above mentioned property is free from all kind of encumbrances as referred hereinabove, upon perusing of the relevant records, papers & documents which are thoroughly described in herein below '**Devolution of the Property**'. This property & all the units which are to be constructed in the building viz. – '**UNIQUE Pride**' can be mortgaged with any financial institutions.

Qualifying comments / remarks if any: —

Not Applicable in this case

The report reflecting the flow of the title of the (Owner / Promoter / Developer / Company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 18/12/2021.


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Advocate, Satara

जय श्रीराम



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(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 01] 7/12 Extract / P.R. Card as on date of application for registration.
02] Mutation Entry Numbers.

Sr. No.	PARTICULARS
[a]	Certified Copies of 7/12 Extracts in respect of Survey No. 18/C/Plot No.8, in Village Karanje Turf Satara, Tahasil & District Satara dated 05/10/2021 & 28/10/2021.
[b]	Photo Copies of 7/12 Extracts in respect of Survey No. 18/C/Plot No.8, in Village Karanje Turf Satara, Tahasil & District Satara dated 22/01/2020 & 12/04/2021.
[c]	Photo Copy of Non-Agricultural Permission & approved Lay-out Plan issued by the Hon'ble District Collector, Satara through their Order bearing No. क्र.मह/तीन/बिनशेती/ना/एस.आर./89/93 dated 22/03/1994 in respect of Survey No.18A/7, in Village Karanje Turf, Satara.
[d]	Photo Copy of क.जा.प. नंबर 55/1916 सी.आर. नंबर 147 issued from the T.I.L.R. Office, Satara in respect of this property in question.
[e]	Photo Copies of Mutation Entry Nos. 15892, 17154, 17448, 18718, 21763, 25789, 26720, 26723, 26925, 27373, 30714, 39642, 40450, 40913, 43849, 44215, 44246, 44247, in respect of property bearing — Survey No. 18/C/Plot No.8, in Village Karanje Turf Satara, Tahasil & District Satara.
[f]	Photo Copies of the Title Search Report dated 19/01/2020 issued by the Adv. Amjad Iqubal Khan, Satara.
[g]	Photo Copy of the Index – II for registered Power of Attorney bearing RE.No.1623/2020 dated 09/07/2020



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- [h] Photo Copies of the registered Agreement to Sale bearing RE.No.4390/2020 dated 20/11/2020
- [i] Photo Copies of the registered Power of Attorney bearing RE.No.4391/2020 dated 20/11/2020
- [j] Photo Copies of the registered Cancellation Deed bearing RE.No.2485/2021 dated 08/06/2021 in respect of Agreement to Sale bearing RE.No.4390/2020 dated 20/11/2020
- [k] Photo Copies of the registered Cancellation Deed bearing RE.No.2486/2021 dated 08/06/2021 in respect of Power of Attorney bearing RE.No.4391/2020 dated 20/11/2020
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- [o] Photo Copy of the No-Dues Certificate and Letter for Removing Loan Charge & Attachment Order issued by the Mahalaxmi Sahakari Patsanstha Maryadit, Satara through their Letter bearing No. जा.क्र. महा/प्र.का.177/2021 dated 22/03/2021.
- [p] Photo Copy of the No-Dues Certificate and Letter for Removing Loan Charge dated 08/04/2021 issued by The Satara District Lawyers Co-op. Credit Society Ltd., Satara.
- [q] Photo Copy of the Removal of Attachment Order in respect of Loan Charge from the Punyashil Sumitraraje Nagari Sahakari Patsanstha Maryadit Satara, issued by the Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara dated 20/05/2021.
- [r] Photo Copy of the Removal of Attachment Order in respect of Loan Charge from the Mahalaxmi Sahakari Patsanstha Maryadit Satara, issued by the Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara dated 10/06/2021.
- [s] Photo Copy of Building Construction Plan & Construction Permission issued by the Hon'ble Chief Officer, Satara Municipal Council Satara through their Order bearing No. क्र. सानप/शवि/BPA/00155/2021-22 dated 27/07/2021 in respect of Survey No.18/C/Plot No.8, in Village Karanje Turf, Satara.
- [t] Photo Copies of the registered Development Agreement bearing RE.No.5380/2021 dated 14/12/2021
- [u] Photo Copies of the registered Power of Attorney bearing RE.No.5381/2021 dated 14/12/2021



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- 03] Search Report for Last 30 Years i.e. from the Year 1992 to 2021, taken from Sub-Registrar Office, at Satara.
- 04] Any other relevant title : — Not Applicable in this case
- 05] Litigations if any : — Not Applicable in this case

FLOW & THE DEVOLUTION OF THE TITLE OF THE SAID LAND: —

THE, Property in question i.e. Survey No.18/C/Plot No.8, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; in Village Karanje Turf Satara, Tahasil & District Satara is part and parcel from the property bearing — Survey No.18A/7, having its Area 0 H. 43 R.; in Village Karanje Turf Satara, Tahasil & District Satara; and same is legally belongs & recorded in the name of — Mr. Ramchandra Tuakram Jadhav; as an absolute legal owner.

THEREAFTER, Mr. Ramchandra Tukaram Jadhav has desires to develop their said property and create Non-Agricultural Residential Plots therein and accordingly, they applied for getting Non-Agricultural Permission to the Hon'ble District Collector, Satara. And after perusing all the relevant documents & No-objection Certificates; the Hon'ble District Collector, Satara has issued their Non-Agricultural Permission & Lay-out Plan Sanctioned through their Order bearing No. क्र. मह/तीन/बिनशेती/ना/एस.आर./८९/९३ dated 22/03/1994; in respect of the property bearing — Survey No.18A/7, Area 0 H. 43 R., i.e. Area 4300.00 Sq.Mtrs., in Village Karanje Turf Satara, Tahasil & District Satara.

AND ACCORDINGLY, as per the Order bearing No. क्र. मह/तीन/बिनशेती/ना/एस.आर./८९/९३ dated 22/03/1994; issued by the Hon'ble District Collector, Satara along with the Order bearing No. रेखांकन/करंजे/सातारा/स.नं.१८अ/७/५४, issued by the Hon'ble Assistant Director of Town Planning, Satara; the Non-Agricultural Residential Plots bearing Nos.1 to 12 & Road, Open Space, are created and recorded into the revenue records of the property bearing — Survey No.18A/7, Area 0 H. 43 R., i.e. Area 4300.00 Sq.Mtrs., in Village Karanje Turf Satara, Tahasil & District Satara. The entry of this development was given into the Revenue Records through **Mutation Entry No.15892** and the said Mutation Entry is certified on 20/03/1995 by the Circle Inspector, Satara.

AND HENCE, property bearing — **Plot No.8, having its Area 319.58 Sq.Mtrs., out of Survey No. 18A/7;** in Village Karanje Turf Satara, Tahasil & District Satara; is legally recorded in the name of — Mr. Ramchandra Tukaram Jadhav; as an absolute legal owners.



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THEREAFTER, According to the K.J.P. Order bearing No. क. जा.प./एस.आर./325 dated 06/11/1996; issued by the Hon'ble Tahasildar, Satara along with the C.R.No.147/122 K.J.P. 55/1996 issued from the Hon'ble Taluka Inspector of Land Records, Satara; the properties bearing - Survey Nos.6/1A, & 6/1B, & 18A/7, in Village Karanje Turf, Satara. And hence, the properties bearing - Plot Nos.1 to 12 out of Survey No.18A/7, are changed as the Plot Nos.1 to 12 out of Survey No.18C, in Village Karanje Turf Satara, Tahasil & District Satara. The entry of this development was given into the Revenue Records through **Mutation Entry No.17154** and the said Mutation Entry is certified on 27/11/1996 by the Circle Inspector, Satara.

AND HENCE, property bearing — **Plot No.8, having its Area 319.58 Sq.Mtrs., out of Survey No. 18C;** in Village Karanje Turf Satara, Tahasil & District Satara; is legally recorded in the name of — Mr. Ramchandra Tukaram Jadhav; as an absolute legal owners.

THEREAFTER, Mr. Ramchandra Tukaram Jadhav sold his property bearing - Area 147.00 Sq.Mtrs., out of Plot No.8 from Old Survey No.18A/7 (& its New Survey No.18C), in Village Karanje Turf, Satara to Mrs. Lata Devanand Yadav for the valuable consideration of Rs.40,000/- on 19/10/1996 through registered Sale Deed bearing RE.No.4270/1996. The entry of this sale transaction was given into the Revenue Records through **Mutation Entry No.17448** and the said Mutation Entry is certified on 04/06/1997 by the Circle Inspector, Satara.

THEREAFTER, Mr. Ramchandra Tukaram Jadhav has paid the total loan amount which was taken by him previously from the Shahupuri Nagari Sahakari Bank Ltd., Shahupuri. And accordingly, said Bank has issued their Letter for removing their Loan Charge from the properties bearing - Plot Nos.3 & 8 out of Survey No.18A/7, in Village Karanje Turf, Satara. The entry of this removal of Loan Charge was given into the Revenue Records through **Mutation Entry No.18718** and the said Mutation Entry is certified on 23/09/1998 by the Circle Inspector, Satara.

THEREAFTER, Mrs. Lata Devanand Yadav has obtained the loan amount from the Ayurvima Mahamandal against her property bearing - Area 147.00 Sq.Mtrs., out of Plot No.8 from Survey No.18A/7 & its New Survey No.18C, in Village Karanje Turf Satara. And accordingly, said Bank has issued their Letter for creating their Loan Charge upon this property. The entry of this Loan Charge was given into the Revenue Records through **Mutation Entry No.21763** and the said Mutation Entry is certified on 15/01/2002 by the Circle Inspector, Satara.



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THEREAFTER, According to the Attachment Order Letter issued by the Hon'ble Special Recovery Officer, Shahupuri Nagari Sahakari Bank Ltd., Shahupuri the attachment of the properties bearing – Plots Nos.3 & 8 out of Survey No.18A/7 i.e. Survey No.18C, in Village Karanje Turf, Satara in the Shares of Mr. Ramchandra Tukaram Jadhav. The entry of this Attachment Order for Loan Charge was given into the Revenue Records through **Mutation Entry No.25789** and the said Mutation Entry is certified by the Circle Inspector, Satara.

THEREAFTER, Mr. Ramchandra Tukaram Jadhav sold his property bearing – Area 27.13 Sq.Mtrs., out of Plot No.8 from Old Survey No.18A/7 (& its New Survey No.18C), in Village Karanje Turf, Satara to Mrs. Lata Devanand Yadav for the valuable consideration of Rs.14,000/- on 19/08/1999 through registered Sale Deed bearing RE.No.4224/1999. The entry of this sale transaction was given into the Revenue Records through **Mutation Entry No.26720** and the said Mutation Entry is certified by the Circle Inspector, Satara.

THEREAFTER, Mrs. Lata Devanand Yadav sold her property bearing – Area 174.13 Sq.Mtrs., out of Plot No.8 from Survey No.18C, in Village Karanje Turf, Satara to Mr. Mahesh Ramchandra Jadhav for the valuable consideration of Rs.1,35,000/- on 22/11/2006 through registered Sale Deed bearing RE.No.4477/2006. The entry of this sale transaction was given into the Revenue Records through **Mutation Entry No.26723** and the said Mutation Entry is certified by the Circle Inspector, Satara.

THEREAFTER, Mr. Ramchandra Tukaram Jadhav has obtained the loan amount of Rs.1,00,000/- from The Satara District Lawyers Co-op. Credit Society Ltd. Satara against his property bearing – Plot No.8 from Old Survey No.18A/7, & its New Survey No.18C, in Village Karanje Turf, Satara. The entry of this loan charge was given into the Revenue Records through **Mutation Entry No.26925** and the said Mutation Entry is certified on 20/02/2007 by the Circle Inspector, Satara.

THEREAFTER, Mr. Mahesh Ramchandra Jadhav has obtained the loan amount of Rs.1,00,000/- on 22/06/2007 from the Ajinkyatara Mahila Sahakari Bank Ltd., Satara against thier property bearing – Plot No.8 from Survey No.18C, in Village Karanje Turf, Satara. The entry of this loan charge was given into the Revenue Records through **Mutation Entry No.27373** and the said Mutation Entry is certified by the Circle Inspector, Satara.

THEREAFTER, According to the Attachment Order Letter issued by the Hon'ble Special Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara in respect of Loan of the Mahalaxmi Sahakari Patsanstha Maryadit, Satara upon the property bearing – Plot No. 8 out of Survey No.18C, in Village Karanje Turf, Satara in the Share of Mr.



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Mahesh Ramchandra Jadhav. The entry of this Attachment Order for Loan Charge was given into the Revenue Records through **Mutation Entry No.30714** and the said Mutation Entry is certified on 24/06/2010 by the Circle Inspector, Satara.

THEREAFTER, according to the Government Gazette bearing No. क्र. रा.भू.अ./प्र.क्र./180/ल-1 dated 07/05/2016 for recording the E-Pherphar Scheme and making adjustments while corroborating the Manual & Online 7/12 Extracts; and according to the directions in it, the Hon'ble Tahasildar, Satara has followed the Orders dated 07/06/2017 issued from the Satara Tahasildar and re-recorded the 7/12 extract in Online System in respect of relevant properties in Village Karanje Turf Satara. The entry of this development was given into the Revenue Records through **Mutation Entry No.39642** and the said Mutation Entry is certified on 07/06/2017 by the Circle Inspector, Satara, Tal.Satara, Dist.Satara.

THEREAFTER, Mr. Mahesh Ramchandra Jadhav has repaid the total loan of Rs.1,00,000/- along with interest thereon which was taken by him from the Ajinkyatara Mahila Sahakari Bank Ltd., Satara after amalgamation The Karad Urban Co-op. Bank Ltd., Karad, Branch Satara. And accordingly, loan charge was removed from the property bearing - Plot No. 8 out of Survey No.18C, in Village Karanje Turf, Satara as per the Letter issued by the said Bank. The entry of this removal of Loan Charge was given into the Revenue Records through **Mutation Entry No.40450** and the said Mutation Entry is certified on 02/06/2018 by the Circle Inspector, Satara.

THEREAFTER, According to the Attachment Order Letter issued by the Hon'ble Special Recovery Officer, Punyashil Sumitraraje Nagari Sahakari Patsanstha Maryadit, Satara upon the property bearing - Plot No. 8 out of Survey No.18C, in Village Karanje Turf, Satara in the Share of Mr. Mahesh Ramchandra Jadhav as a Guarantor for Borrower - Niwas Krushnarao Jadhav. The entry of this Attachment Order for Loan Charge was given into the Revenue Records through **Mutation Entry No.40913** and the said Mutation Entry is certified on 02/08/2018 by the Circle Inspector, Satara.

AND HENCE, property bearing — **Plot No.8, having its Area 319.58 Sq.Mtrs., out of Survey No. 18C;** in Village Karanje Turf Satara, Tahasil & District Satara; is legally recorded in the name of — Mr. Ramchandra Tukaram Jadhav [Area 145.45]; & Mr. Mahesh Ramchandra Jadhav [Area 174.13 Sq.Mtrs.] as an absolute legal owners. And also, the loan charges & attachment orders are recorded into the Other Rights Column.



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THEREAFTER, Mr. Ramchandra Tukaram Jadhav & Mr. Mahesh Ramchandra Jadhav; has decided to sold-out their said property and Mr. Ramchandra Tukaram Jadhav is the natural father of Mr. Mahesh Ramchandra Jadhav and hence, Mr. Ramchandra Tukaram Jadhav has made & executed the Power of Attorney infavour of Mr. Mahesh Ramchandra Jadhav and accordingly, he given his all rights & powers for doing all the acts and said Power of Attorney is registered in the Office of Sub-Registrar Satara No.1 on 09/07/2020 through document bearing RE.No.1623/2020.

THEREAFTER, with a view to sale-out the property bearing — **Plot No.8, having its Area 319.58 Sq.Mtrs., out of Survey No. 18C;** in Village Karanje Turf Satara, Tahasil & District Satara; the token amount was received by (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; from Mr. Manoj Anandrao More and Deed of Agreement for Sale is made & executed and registered in the Office of Sub-Registrar Satara No.2 on 20/11/2020 through document bearing RE.No.4390/2020.

AND ALSO, As per said registered Agreement for Sale (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; has made & executed the Power of Attorney infavour of Mr. Manoj Anandrao More and accordingly, they given their all rights & powers for doing all the acts and said Power of Attorney is registered in the Office of Sub-Registrar Satara No.2 on 20/11/2020 through document bearing RE.No.4391/2020.

THEREAFTER, Mr. Manoj Anandrao More has unable to purchase the property bearing — **Plot No.8, having its Area 319.58 Sq.Mtrs., out of Survey No. 18C;** in Village Karanje Turf Satara, Tahasil & District Satara; due to economical crises and hence, Mr. Manoj Anandrao More has made & executed the Cancellation Deed infavour of from (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; in respect of registered Agreement for Sale bearing RE.No.4390/2020 dated 20/11/2020; and accordingly, said Cancellation Deed is registered in the Office of Sub-Registrar Satara No.2 on 08/06/2021 through document bearing RE.No.2485/2021.

AND ALSO, Mr. Manoj Anandrao More has made & executed the Cancellation Deed infavour of from (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; in respect of registered Power of Attorney bearing RE.No.4391/2020 dated 20/11/2020; and accordingly, said Cancellation Deed is registered in the Office of Sub-Registrar Satara No.2 on 08/06/2021 through document bearing RE.No.2486/2021.



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THEREAFTER, with a view to sale-out the property bearing — **Plot No.8, having its Area 319.58 Sq.Mtrs., out of Survey No. 18C;** in Village Karanje Turf Satara, Tahasil & District Satara; the token amount was received by (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; from Mr. Sadashiv Dnyanoba Bachal and Deed of Agreement for Sale is made & executed and registered in the Office of Sub-Registrar Satara No.2 on 05/04/2021 through document bearing RE.No.2088/2021. And for this purpose the person viz. — Mr. Manoj Anandrao More has given his consent as Consenting Party thereto.

AND ALSO, As per said registered Agreement for Sale (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; has made & executed the Power of Attorney infavour of Mr. Sadashiv Dnyanoba Bachal and accordingly, they given their all rights & powers for doing all the acts and said Power of Attorney is registered in the Office of Sub-Registrar Satara No.2 on 05/04/2021 through document bearing RE.No.2090/2021. And for this purpose the person viz. — Mr. Manoj Anandrao More has given his consent as Consenting Party thereto.

THEREAFTER, the No-Dues Certificate and Letter for Removing Loan Charge & Attachment Order issued by the Mahalaxmi Sahakari Patsanstha Maryadit, Satara through their Letter bearing No. जा.क्र. महा/प्र.का.177/2021 dated 22/03/2021.

THEREAFTER, the No-Dues Certificate and Letter for Removing Loan Charge dated 08/04/2021 issued by The Satara District Lawyers Co-op. Credit Society Ltd., Satara.

THEREAFTER, the Removal of Attachment Order in respect of Loan Charge from the Punyashil Sumitraraje Nagari Sahakari Patsanstha Maryadit Satara, issued by the Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara dated 20/05/2021.

THEREAFTER, the Removal of Attachment Order in respect of Loan Charge from the Mahalaxmi Sahakari Patsanstha Maryadit Satara, issued by the Recovery Officer, Satara Zilla Sahakari Patsanstha Federation Ltd., Satara dated 10/06/2021.

AND HENCE, property bearing — **Survey No.18/C/Plot No.8,** having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; in Village Karanje Turf Satara, Tahasil & District Satara; is legally recorded in the names of — Mr. Ramchandra Tukaram Jadhav [Area 145.45]; & Mr. Mahesh Ramchandra Jadhav [Area 174.13 Sq.Mtrs.] as an absolute legal owners.



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THEREAFTER, (1) Mr. Ramchandra Tukaram Jadhav & (2) Mr. Mahesh Ramchandra Jadhav; No.2 for himself and as a POA Holder for No.1; sold their property bearing – **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; in Village Karanje Turf Satara, Tahasil & District Satara to Mr. Sadashiv Dnyanoba Bachal for the valuable consideration of Rs.21,00,000/- through registered Sale Deed bearing RE.No. 2487/2021 dated 09/06/2021. And for this purpose the person viz. – Mr. Manoj Anandrao More has given his consent as Consenting Party thereto. The entry of this sale transaction was given into the Revenue Records through **Mutation Entry No.43849** and the said Mutation Entry is certified by the Circle Inspector, Satara.

THEREAFTER, according to the Government Gazette bearing No. क्र. र.भू.अ./प्र.क्र./180/ल-1 dated 07/05/2016 for recording the E-Pherphar Scheme and making adjustments while corroborating the Online 7/12 Extract; and according to the directions in it, the Hon'ble Tahasildar, Satara has followed the Orders dated 01/10/2021 issued from the Satara Tahasildar and re-recorded the 7/12 extract in Online System in respect of property bearing – S.No.18/C/Plot No.8, in Village Karanje Turf Satara. The entry of this development was given into the Revenue Records through **Mutation Entry No.44215** and the said Mutation Entry is certified on 01/10/2021 by the Circle Inspector, Satara, Tal.Satara, Dist.Satara.

THEREAFTER, the Hon'ble Recovery Officer, Satara District Co-operative Patsanstha's Federation Ltd., Satara has issued their Mahalaxmi Sahakari Patsanstha Maryadit Satara's Letter bearing Outward No.90/21 dated 10/06/2021 in respect of removing their Attachment Order in respect of Loan Charge in the name of Mortgagor Mahesh Ramchandra Jadhav. And accordingly, said attachment order is removed from the revenue records of S.No.18/C/Plot No.8, in Village Karanje Turf, Satara. The entry of this removal of loan charge and attachment order was given into the Revenue Records through **Mutation Entry No.44246** and the said Mutation Entry is certified on 28/10/2021 by the Circle Inspector, Satara, Tal.Satara, Dist.Satara.

THEREAFTER, the Hon'ble Recovery Officer, Satara District Co-operative Patsanstha's Federation Ltd., Satara has issued their Punyashil Sumitraraje Nagari Sahakari Patsanstha Maryadit Satara's Letter bearing Outward No.81/21 dated 20/05/2021 in respect of removing their Attachment Order in respect of Loan Charge in the name of Mortgagor Mahesh Ramchandra Jadhav. And accordingly, said attachment order is removed from the revenue records of S.No.18/C/Plot No.8, in Village Karanje Turf, Satara. The entry of this removal of loan charge and attachment order was given into the Revenue Records through **Mutation Entry No.44247** and the said Mutation Entry is certified on 28/10/2021 by the Circle Inspector, Satara, Tal.Satara, Dist.Satara.



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AND HENCE, property bearing — **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara; is legally recorded in the name of — **Mr. Sadashiv Dnyanoba Bachal**; as an absolute legal owner.

THEREAFTER, **Mr. Sadashiv Dnyanoba Bachal**; has decided to develop & construct the building upon their said property. And accordingly, he has applied for getting Building Sanction Plan & Building Construction Permission in respect of his Property bearing — **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara; to the Hon'ble Chief Officer, Satara Municipal Council Satara. And after perusing all the relevant documents & papers, the Hon'ble Chief Officer, Satara Municipal Council Satara has issued their Building Construction Plan & Building Construction Permission through their Order Letter bearing No. क्र. सानप/शवि/BPA/ 00155/2021-22 dated 27/07/2021; in respect of said property in question.

THEREAFTER, **Mr. Sadashiv Dnyanoba Bachal**; has entered into the agreement with **AKSHAD INFRASTRUCTURE & DEVELOPERS** through its Proprietor — **Mr. Sunil Mohan Landage** in respect of developing & constructing the multi-stored building upon their said property.

AND ACCORDINGLY, **Mr. Sadashiv Dnyanoba Bachal**; has made and executed the registered Development Agreement bearing RE.No.5380/2021 dated 14/12/2021 with **AKSHAD INFRASTRUCTURE & DEVELOPERS** through its Proprietor — **Mr. Sunil Mohan Landage**; in respect of his property bearing — **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara. And accordingly, the Owner of said property is agreed to accept the Construction Consideration areas i.e. — Total Area 320.725 Sq.Mtrs., i.e. 3451.00 Sq.Fts., (Saleable) as Flats; as described in the said registered Development Agreement. And all the legal rights in respect of remaining total construction area go with the favour of the **AKSHAD INFRASTRUCTURE & DEVELOPERS** through its Proprietor — **Mr. Sunil Mohan Landage**.

THEREAFTER, **Mr. Sadashiv Dnyanoba Bachal**; has also made & executed the registered Power of Attorney bearing RE.No.5381/2021 dated 14/12/2021 infavour of **AKSHAD INFRASTRUCTURE & DEVELOPERS** through its Proprietor — **Mr. Sunil Mohan Landage**; with a view to complete all the workouts regarding construction, development & sell of these properties as the terms & conditions recorded in said registered Development Agreement.



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And accordingly, Mr. Sadashiv Dnyanoba Bachal; through their Developer & Power of Attorney Holder – AKSHAD INFRASTRUCTURE & DEVELOPERS through its Proprietor – Mr. Sunil Mohan Landage, has started to construct the Multi-Storied Building viz. – ‘UNIQUE Pride’ upon the said property in question.

AND HENCE, the property bearing — **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara, is legal belongs & recorded in the name of — Mr. Sadashiv Dnyanoba Bachal; as an absolute Legal Owner.

AND Also, it is found that, the AKSHAD INFRASTRUCTURE & DEVELOPERS through its Proprietor – Mr. Sunil Mohan Landage, have has got their legal rights along with actual possession as per registered Development Agreement bearing RE.No.5380/2021 & registered Power of Attorney bearing RE.No.5380/2021 dated 14/12/2021 in respect of the property bearing — **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara.

And accordingly, Mr. Sadashiv Dnyanoba Bachal; through their Developer & Power of Attorney Holder – AKSHAD INFRASTRUCTURE & DEVELOPERS through its Proprietor – Mr. Sunil Mohan Landage; have started the construction of Multi-Storied Building viz. – ‘UNIQUE Pride’ consisting of Parking Floor, Typical 1ST To 5TH Floors; consisting 10 Residential Flats situated upon Typical 1ST to 5TH Floors; in said building viz. – ‘UNIQUE Pride’ which is to be constructed upon property bearing — **Survey No.18/C/Plot No.8**, having its area 3.19.58 R.Sq.Mtrs., assessed at Rs.607=20 Paise; within the Local Limits of Satara Municipal Council Satara from Village Karanje Turf, Satara Tal. & Dist. Satara.

Place: Satara.

Date: 18/12/2021.


Mr. SANTOSH SANGAPPA SUTAR
B.Com. LL.B.(Gen.) & LL.B.(Spl.)
Advocate, Satara

जय श्रीराम



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CHALLAN
MTR Form Number-6



GRN	MH010301433202122E	BARCODE			Date	17/12/2021-20:08:24	Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee					
Type of Payment			Other Items					
Office Name			STR2_SUB REGISTRAR SATARA 2					
Location			SATARA					
Year			2021-2022 From 01/01/1992 To 01/01/2022					
Account Head Details			Amount in Rs.		Premises/Building			
0030072201 SEARCH FEE			750.00		Road/Street			
					Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					SEARCH FEE for UNIQUE Pride AKSHAD INFRA.			
					Amount in			
					Seven Hundred Fifty Rupees Only			
Total			750.00		Words			
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332021121810046 2718110762	
Cheque/DD No.			Bank Date		RBI Date		17/12/2021-20:10:25 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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