

PARAG S. GAVADE

ADVOCATE

102, VINAYAK 15, RAMBAUG COLONY, POUD ROAD, KOTHRUD, PUNE 411038,
Mob. :- 9422358508, Email :- paraggavade@gmail.com



To,
MahaRERA, Pune,

“LEGAL TITLE REPORT”

Sub. :- Title clearance certificate with respect to land admeasuring 302 square meters bearing Survey No.44/9 (part) situated at Bavdhan Khurd, Taluka Mulshi, District Pune (hereinafter referred as the said plot),

I have investigated the title of the said plot on the request of the Badhekar Developers together with title documents :-

1] **SUBJECTED LAND :-**

Land admeasuring 302 square meters out of the land bearing Survey No.44/9 (part) situated at Village Bavdhan Khurd, Taluka Mulshi, District Pune and within local limit of the Pune Municipal Corporation.

2] **ALLOTMENT and FLOW OF THE TITLE :-**

The land bearing Survey No.44 totally admeasuring 08 Hectares 39 Ares lying and situated at village Bavdhan Khurd, Taluka Mulshi, District Pune was owned by Shri Govinda Vithoba Karanjawane and others.

Accordingly, the said land owners viz. Shri Govinda Vithoba Karanjawane and others transferred the said bearing Survey No.44 along with other lands in favour of the Shri. Sopana Rangoba Karanjawane, Shri. Kashinath Vithoba Karanjawane, Shri. Sitaram Vithoba Karanjawane, Shri. Dinkarrao Rangoba Karanjawane, Shri. Subhana Rangoba Karanjawane and Shri. Sahebrao Vithoba Karanjawane by a Sale Deed dated 16.12.1953 and by virtue of the said Sale Deed dated 16.12.1953 together transfer permission, the Mutation Entry No.801 came to be certified.

As such, the names of the said purchasers duly mutated in the revenue records vide the above referred Mutation Entry.

Thereafter, the said land owners decided to partition the above referred land bearing Survey No.44 of revenue village Bavdhan Khurd and accordingly, applied on 19.08.1998 to Hon'ble Tahsildar, Mulshi under the provisions of the section 85 of The MLRC, 1966.

That, after publication of a notice to that effect on 30.09.1998, the office of Hon'ble Tahsildar, Mulshi had recorded statements of all land owners and as per rough sketch prepared by the original land owners, the said land is divided into total nine parts.

By virtue of the said partition order u/s 85 of The MLRC, 1966, the said 7/12 extract divided into nine parts and given new numbers as 44/1 to 44/9 and to that effect Mutation Entry No.3387 certified by the Circle Officer.

Out of the said nine parts of land, the land having Survey number 44/9 admeasuring total area 01 H 38.52 Ares is kept under common ownership of all land owners i.e. members of the said Karanjawane family.

That the land owners of the Survey Nos.1 and 8 viz. Mr. Vijay Nathu Mirkute and others decided to develop his land admeasuring 2,292 square meters, which is adjacent to the subjected land bearing Survey No.44/9. Therefore, the above said members of the Karanjawane family decided to develop subjected land i.e. small portion out of their own land by amalgamating with the lands owned by the said Mr. Vijay Nathu Mirkute and others.

Thereafter, as per application of the present land owners, the office of Deputy Superintendent Land Record of Mulshi measured and demarcated the said land totally admeasuring 302 sq. mtrs. hold and possessed by the Shri. Nivrutti Sopana Karanjawane and others and issued demarcation vide Mojani Register No.1189 of 2019.

That the said Land Owners assigned and granted development rights, as per earlier resolution, in respect of the land admeasuring 302 square meters out of the Survey No.44/9, in favour of the Promoter viz. Badhekar Developers by a Development Agreement dated 07.09.2020 and the same is registered with the Office of Sub Registrar, Haveli No.4 at Sr.No.3554 of 2020. The said Land Owners also granted rights and powers in respect of the development activities in favour of the partner viz. Mr. Pravin Keshav Badhekar of the said Badhekar Developers by a Power of Attorney dated 07.09.2020 and the same is also registered with the Office of Sub Registrar, Haveli No.4 at Sr.No.3561 of 2020.

3] DOCUMENTS :-

I have inspected the copies of the 7/12 Extract, Property Card, Mutation Entry above referred to, the Deed/s, Agreement/s, Development Agreement, Power of Attorney etc. [All documents of the title described particularly here in above].

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4] SEARCH -: -:

I have taken search in the Offices of Registrar of Mulshi together with Offices of Registrar of Haveli since the year 1991 up to 2020 with the assistance of Shri. Mayur Pawar, Advocate under Search Receipt bearing No.MH006034668202021E dated 23.10.2020. He has submitted his Search Report to me thereby mentioning his observations. I have also taken search with the assistance of Shri. Mayur Pawar, Advocate through website published by the IGR, Maharashtra in respect of the said subjected land.

However, we have not come across any adverse entry, pertaining to the said land during / under search.

On perusal of the abovementioned documents together with other relevant documents, I am of the opinion that I have investigated the right and interest of the PROMOTER i.e. BADHEKAR DEVELOPERS in respect of the land admeasuring 302 sq. meters out of the land bearing Survey No.44/9 (part) of revenue village Bavdhan Khurd, Taluka Mulshi, District Pune and within limit of the Pune Municipal Corporation, owned by Mr. Nivrutti Sopana Karanjawane and others and in my opinion the title of the Mr. Nivrutti Sopana Karanjawane and others is clean, clear, marketable and free from encumbrances of whatsoever nature.

Flow of the title described particularly here in above.




PARAG GAVADE, ADVOCATE, PUNE, Date 09.12.2021,



CHALLAN
MTR Form Number-6



GRN MH006034668202021E		BARCODE 		Date 23/10/2020-14:21:52		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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Adv Mayur Pawar	
Location PUNE							
Year 2020-2021 One Time				Flat/Block No.		102 Vinayak 15	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		Kothrud	
				Area/Locality		Pune	
				Town/City/District			
				PIN		4 1 1 0 3 8	
				Remarks (If Any)			
				30 yrs SEARCH 1991 to 2020 Bavdhan Khurd Survey No 44 part			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332020102314278	2637484304
Cheque/DD No.				Bank Date	RBI Date	23/10/2020-14:23:28	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 8806930909

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.