

Format – A

(Circular No. 28/2021)

To,
Maha RERA,
Pune

Legal Title Report

Sub : Title Clearance Certificate with respect to all piece and parcel of land bearing Survey No. 63 Hissa No. 10 admeasuring 00 Hectare 91 Ares, having assessment 1.62 Paise, situate at Tathawade, Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub – District of Taluka Mulshi, District Pune.

I have investigated the title of the said plot on the request of Sanil Construction LLP through designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad and following documents i.e' :-

1. **Description of the said Property:** All that piece and parcel of land bearing Survey No. 63 Hissa No. 10 admeasuring 00 Hectare 91 Ares, having assessment 1.62 Paise, situate at Tathawade, Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub – District of Taluka Mulshi, District Pune and bounded as follows:

On or towards the East - By land bearing Survey No. 40 Village Tathawade
On or towards the South - By land bearing Survey No. 63/11 Tathawade
On or towards the West - By Road
On or towards the North - By land bearing Survey No. 63/9, Tathwade. (hereinafter referred to as "Property")

2. DOCUMENTS PERUSED:

I am provided with the following copies of the documents for the purpose of investigating the title to the said Property.

- i. 7/12 extract of the said Property and Mutation Entries.
- ii. Release Deed dated 6th August 2012 executed by Mr. Sandeep Raman Pawar, Mr. Nitin Raman Pawar, Mr. Rahul Raman Pawar and Smt. Yamunabai Raman Pawar in favour of Mrs. Sunita Sandeep Newale, which is registered with the office of Sub Registrar of Assurances Haveli No. 17 under Serial No. 8002 of 2012 along with its Registration Receipt and Index II.



- iii. Limited Liability Agreement dated 1st September 2013 executed by and between Mr. Nilesh Ishwar Laddad, Mr. Sandeep Ramdas Goyal and Mrs. Mohini Ramdas Goyal.
- iv. Certificate of Incorporation dated 3rd September 2013 issued by Ministry of Corporate Affairs.
- v. Search and Title Report dated 31st July 2021 issued by Mr. Vishal Jagdale Advocate.
- vi. Simple Mortgage Deed dated 12th July 2022 executed by Mrs. Sunita Sandeep Newale in favour of Prerana Co-operative Bank Limited, which is registered with the office Sub Registrar of Assurances Haveli No. 25 under Serial No. 12894 of 2022 along with its Registration Receipt and Index II.
- vii. Supplementary LLP Agreement dated 15th March 2023 executed by and between Mr. Nilesh Ishwar Laddad and others.
- viii. Special Power of Attorney executed by Smt. Sunita Sandeep Newale in favour of Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad partners of Sanil Construction LLP which is registered with the office Sub Registrar of Assurances Haveli No. 19 under Serial No. 6271 of 2023 and Registration Receipt.
- ix. Order dated 25th April 2023 bearing no. Mulshi/NA/SR/18/2023 issued by Collector Office Pune.
- x. Development Agreement dated 07th August 2023 executed by Smt. Sunita Sandeep Newale therein referred to as "Owner" and Sanil Construction LLP through its designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad therein referred to as "Developer", which is registered with the office Sub Registrar of Assurances Haveli No. 19 under Serial No. 16412 of 2023 on 14th August 2023 along with its Registration Receipt and Index II.
- xi. Power of Attorney dated 07th August 2023 executed by Smt. Sunita Sandeep Newale therein referred to as "Owner" and Sanil Construction LLP through its designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad therein referred to as "Developer", which is registered with the office Sub Registrar of Assurances Haveli No. 19 under Serial No. 16416 of 2023 on 14th August 2023 along with its Registration Receipt.
- xii. No Dues Certificate dated 25th August 2023 issued by Prerana Co-operative Bank Limited.
- xiii. Reconveyance of Mortgage Deed dated 25th August 2023 executed by Prerana Co-operative Bank Limited in favour of Mrs. Sunita Sandeep Newale which is



registered with the office Sub Registrar of Assurances Haveli No. 25 under Serial No. 17663 of 2023 along with its Registration Receipt and Index II.

- xiv. Title Report dated 20th September 2023 issued by Benchmark Legal Services LLP.
- xv. Addendum to Title Report dated 20th September 2023 issued by Mr. Rajesh S. Palse Advocate.
- xvi. Search Report dated 22nd April 2024 issued by Mr. Rajesh S. Palse Advocate.

3. **SEARCH / VERIFICATION:** I have caused to take search of the online search on the IGR website, for verifying whether any document/s have been registered against the said Property. I have paid the necessary charges (GRN No.) MH001451133202425P dated 2nd May 2024 and defaced on 2nd May 2024) for carrying out the search. The search has been carried out for a period of 30 years from 1993 to 2022. At the time of carrying out the online search no adverse entries were found in respect of the said Property in the records made available to me. That the search is based on Survey No. 63, situated at Tathawade and in case the same is not mentioned or not correctly mentioned then the same will not be captured in the search and also there are technical issues with online search facility, not able to confirm existing charges recorded under Notice of Intimation and other transactions.

While Carrying out Search following entries has been found out:

1. Leave and License Agreement dated 11th February 2022 executed by Mrs. Sunita Sandeep Newale in favour of Vaishnavi Sales and Distribution LLP which is registered with the office of Sub Registrar of Assurances Haveli No. 18 under Serial No. 2632 of 2022.
4. **OPINION:** On basis of the documents, assurance and information provided to me, search of records and subject to whatever stated above and verification of the original documents, I am of the opinion that Mrs. Sunita Sandeep Newale is owner of the Property and her title to the said Property appears to be clear and marketable and free from encumbrances and Sanil Construction LLP through its designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad have acquired development rights in respect of said Property from Mrs. Sunita Sandeep Newale.

Owner of the land – Mrs. Sunita Sandeep Newale, Survey No. 63 Hissa No. 10.

Date : 2nd May 2024.
Place: Pune


Mayuresh Kulkarni
Advocate



Annexure A

1) TRACING OF TITLE:

Following Mutation Entries reflects on the 7/12 extract and from the entries title has been traced as follows:

- i. From the documents provided, it is observed that all that piece and parcel of land bearing Survey No. 63 Hissa No. 10 admeasuring 00 Hectare 91 Ares, having assessment 1.62 Paise, situate at Tathawade, Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the Registration Sub – District of Taluka Mulshi, District Pune was owned by Mr. Vishnu Tabaji Mahar.
- ii. **Mutation Entry No. 792 dated 11th December 1960** records that as per Order dated 19th May 1959, The Bombay Inferior Village Watan Abolition Act 1958 was implemented from 1st August 1959, hence the name of Government of Maharashtra has been Mutated as owner of the said Property and the name of Mr. Vishnu Tabaji Mahar has been mutated on the other right column of the 7/12 extract of the said Property along with others Survey Numbers.
- iii. **Mutation Entry No. 970 dated 14th September 1963**, the Mr. Vishnu Tabaji Mahar alias Sonavane died on 29th August 1963, leaving behind his legal heirs namely
 - (1) Mr. Jangal Vishnu Sonavane, (Son)
 - (2) Mr. Bhiva Vishnu Sonavane, (Son)
 - (3) Mr. Bhagwan Vishnu Sonavane, (Son) and
 - (4) Smt. Geetabai Vishnu Sonavane (Wife)Hence the name of Mr. Vishnu Tabaji Mahar alias Sonavane has been deleted and the name of Mr. Jangal Vishnu Sonavane as a Karta of Hindu Undivided Family has been mutated on the revenue records of the said Property and other Survey Numbers.
- iv. **Mutation Entry No. 1051 dated 1st June 1964**, records that the said certain amount in respect of the said Property along with other Survey Number has been paid to the Government, hence the said Property along with other Survey Numbers was re-granted on 'Navin Shart', to Mr. Jangal Vishnu Sonavane as a Karta of Hindu Undivided Family and the name of Government has been deleted and the name of Mr. Jangal Vishnu Sonavane as a Karta of Hindu Undivided Family has been mutated on the revenue records of the said Property.
- v. **Mutation Entry No. 1081 dated 16th July 1970** records that The Provisions of Maharashtra Weights & Measures Act, 1958 and of the Indian Coinage Act 1955, were made applicable to Village Tathavade.



- vi. **Mutation Entry No. 1974 dated 1st June 1990** records that the Mr. Jangal Vishnu Sonavane died on 19th March 1990, leaving behind his legal heirs as follows:
(1) Mr. Bhagwan Vishnu Sonavane (Brother) and
(2) Late Mr. Bhiva Vishnu Sonavane (Predeceased Brother) died 12th June 1975 through his legal heirs as follows
(a) Mr. Shatrughna Bhiva Sonavane Son
(b) Mr. Bharat Bhiva Sonavane Son
(c) Mrs. Shalini Chandrakant Jagtap (married daughter)
(d) Mrs. Surekha Vijay Bhalerao (married daughter)
(e) Mrs. Kalpana Sunil Kamble (married daughter) and
(f) Smt. Satyabhama Bhiva Sonavane (wife)
And the names of above legal heirs has been entered on the revenue records and daughters and wife of Mr. Bhiva Vishnu Sonavane has been mutated on the other right column of the revenue records of the said Property and other Survey Numbers.
- vii. **Mutation Entry No. 2034 dated 6th December 1990** records that Mr. Shatrughan Bhiva Sonavane availed loan from Wakad Vikas Society of Rs. 25,000/- by mortgaging the said Property and other Survey Nos. hence the charge of society has been entered on the revenue records of the said Property along with others Survey Numbers. It is observed that Wakad Vikas Society issued Letter dated 5th April 2022 to Talathi Office Tathawade, and has granted its non objection to delete the charge of Wakad Vikas Society.
- viii. **Mutation Entry No. 2478 dated 20th September 1996** records that Mr. Bhagwan Vishnu Sonavane died on 25th March 1996 leaving behind his legal heirs namely
(1) Mr. Rahul Bhagwan Sonavane (Son)
(2) Mrs. Pushpa Laxman Kamble (married daughter)
(3) Smt. Rukmini Bhagwan Sonavane (wife)
Hence, the name of above legal heirs has been entered on the revenue records of the said Property along with others properties.
- ix. **Mutation Entry No. 2479 dated 20th September 1996** records that as per the Order bearing no. SR/84/93 issued by Collector Pune, and Order dated 13th December 1992 issued by Commissioner Pune, the tenure of the said Property and Survey No. 64/1 to "Navin Shart", and permitted to sell the said Property on the terms and conditions mentioned therein.
- x. **From the Mutation Entry No. 2778 dated 13th July 1998 and Mutation Entry No. 2840 dated 14th October 1998** it is observed that (1) Mr. Shatrughna Bhiva Sonavane, (2) Mr. Bharat Bhiwa Sonavane (3) Smt. Satyabhamabai Bhiva Sonavane, (4) Mr. Rahul Bhagwan Sonavane, (5) Rukhmini Bhagwan Sonavane, (6) Mrs. Pushpa Laxman Kamble, (7) Mrs. Shalini Chandrakant Jagtap, (8) Surekha Vijay Bhalerao (9) Mrs. Kalpana Sunil Kamble sold the said Property to Mr. Raman Ramchandra Pawar vide Sale Deed/Agreement dated 27th March 1998. The said Sale Deed/Agreement is registered with the office of Sub Registrar of Assurances Haveli No. 1357 of 1998.



- xi. **Mutation Entry No. 5703 dated 19th May 2012** records that as per application made by Mr. Rahul Raman Pawar, Mr. Raman Ramchandra Pawar died on 9th March 2012 leaving behind his legal heirs namely:

- (1) Mr. Sandeep Raman Pawar (Son)
- (2) Mr. Nitin Raman Pawar (Son)
- (3) Mrs. Sunita Sandeep Shewale (married daughter)
- (4) Smt. Yamunabai Raman Pawar (wife)

The names of the said legal heirs mutated on the revenue records.

- xii. **Release of right, title and interest in favour of Mrs. Sunita Sandeep Shewale:**

Mutation Entry No. 5777 dated 16th August 2012 records that by and under Release Deed dated 6th August 2012, the said Mr. Sandeep Raman Pawar, Mr. Nitin Raman Pawar, Mr. Rahul Raman Pawar and Smt. Yamunabai Raman Pawar released the rights in respect of said Property in favour of Mrs. Sunita Sandeep Newale. The said Release Deed is registered with the office of Sub Registrar of Assurances Haveli No. 17 under Serial No. 8002 of 2012.

- xiii. **Mutation Entry No. 7425 dated 26th December 2021** records that Mrs. Sunita Sandeep Newale repaid the loan availed from Shrisangam Nagari Sahakari Patsanthat Maryadit Chinchwad (the charge of the said Shrisangam Nagari Sahakari Patsanthat Maryadit Chinchwad has been entered on the other right column vide Mutation Entry No. 3490) and the Shrisangam Nagari Sahakari Patsanthat Maryadit Chinchwad has issued Letter dated 3rd September 2021 bearing no. 228/2021, for the deletion of charge of Shrisangam Nagari Sahakari Patsanthat Maryadit Chinchwad, hence the charge of Shrisangam Nagari Sahakari Patsanthat Maryadit Chinchwad has been deleted.

- xiv. **Mutation Entry No. 7426 dated 26th December 2021** records that Mrs. Sunita Sandeep Newale repaid the loan availed from Shree Sant Tukaram Maharaj Vividh Karyakari Seva Sahakari Society Limited (the charge of Shree Sant Tukaram Maharaj Vividh Karyakari Seva Sahakari Society Limited has been entered vide Mutation Entry No. 4570 and 4907) and the Shree Sant Tukaram Maharaj Vividh Karyakari Seva Sahakari Society Limited has issued Letter dated 3rd September 2021 bearing no. 228/2021, hence the charge of Shree Sant Tukaram Maharaj Vividh Karyakari Seva Sahakari Society Limited has been deleted.

- xv. **Redemption of mortgage of Prerana Co-operative Bank Limited:**

It is observed that Mrs. Sunita Sandeep Newale availed loan from Prerana Co-operative Bank Limited and executed Mortgage Deed dated 12th July 2022, in favour of Prerana Co-operative Bank Limited. The said Mortgage Deed is registered with the office of Sub Registrar of Assurances Haveli No. 25 under Serial No. 12894 of 2022.



After repayment of loan availed time to time from Prerana Co-operative Bank Limited by Mrs. Sunita Sandeep Newale, the Prerana Co-operative Bank Limited has executed Deed of Reconveyance of Mortgage dated 25th August 2023 in favour of Mrs. Sunita Sandeep Newale and released charge in respect of said Property. The said Deed of Redemption of Mortgage is registered with the office of Sub Registrar of Assurances Haveli No. 25 under Serial No. 17673 of 2023.

xvi. **NOC FOR THE CHANGE OF USE OF LAND:**

It is observed that the land admeasuring 6937.42 Sq. Mtrs., has been converted into non agriculture Commercial use of excluding land admeasuring 2162.58 Sq. Mtrs., reserved for Road out of land admeasuring 9100 Sq. Mtrs., of land bearing Survey No. 63/10.

Development Agreement in favour of Sanil Construction LLP through its designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad:

xvii. Thereafter by and under Development Agreement dated 07th August 2023, the said Smt. Sunita Sandeep Newale granted development rights in respect of said Property in favour of Sanil Construction LLP through its designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad. The said Development Agreement is registered with the office Sub Registrar of Assurances Haveli No. 19 under Serial No. 16412 of 2023 on 14th August 2023.

xviii. In the above Agreement of Development Agreement, the said Sanil Construction LLP through its designated partners Mr. Sandeep Ramdas Goyal and Mr. Nilesh Ishwar Laddad agreed to allot 50 % of Commercial constructed carpet area and 40% of the residential constructed carpet area to be constructed on the said Property to Mrs Smt. Sunita Sandeep Newale.

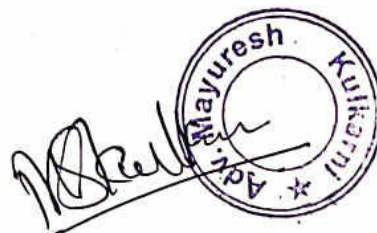
xix. It is observed that there is remark with respect to the said Property that if the use of the land to change to non- agriculture use then 50% nazarana has to be pay to the Collector, Pune.

xx. It is observed that Benchmark Legal Services LLP has issued Title Report dated 20th September 2023, stating that title of Smt. Sunita Sandeep Newale and beneficial title of Sanil Construction LLP to the said Property is free, clear and marketable.

xxi. It is observed that Mr. Rajesh S. Palse Advocate issued Addendum to Title Report dated 20th September 2023, stating that the said Property is clean, clear and marketable.

2) **Litigation If Any: No.**

Date : 2nd May 2024.
Place: Pune


Mayuresh Kulkarni
Advocate