

Dinesh Ghadge

Advocate

Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

FORMAT- A
(Circular No.: 28 / 2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land admeasuring about 00 H 71 R i.e. 7100 sq. mtr. for Gat No. 245 at Village Moshi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation District Pune (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/s. Goodwill Infracon and following documents: -

1. Description of the property:

All that piece and parcel of land admeasuring about 7100 sq.mtr., out of Gat No. 245 at Village Moshi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation District Pune and which land is bounded as follows:

On or towards East	: By 18 mtr Wide Road and boundary of Dudulgaon
On or towards West	: By property of old Gat No. 231
On or towards South	: By property of Mr. Gulab Saste
On or towards North	: By property of Mr. Narayan Krushnaji Saste and Others.

2. Documents of Allotment of Plot:

- 2.1 Release Deed dated 12.12.2011, which is duly registered in the office of the Sub Registrar Haveli No.18 at Serial No. 11825/2011 by Mrs. Sunita Ganpat Malpote alias Sunita Sitaram Saste and Mrs. Anita Sitaram Saste in favour of Mr. Ganpat Sitaram Saste and Mr. Yuvraj Sitaram Saste.
- 2.2 Partition Deed 04.01.2016, which is duly registered in the office of the Sub Registrar Haveli No. 26 at Serial No. 152/2016 on 05.01.2016 Between Mr. Gulab Shantaram Saste and others.
- 2.3 Development Agreement dated 15.06.2016, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 4595/2016 by Mr. Ramchandra Nathu Saste and others in favour of M/s. Goodwill Infracon.
- 2.4 Power of Attorney dated 15.06.2016, which is duly registered in the office of Sub Registrar Haveli No. 24 at Serial No. 4596/2016 by Mr. Ramchandra Nathu Saste and others in favour of M/s. Goodwill Infracon.
- 2.5 Commencement Certificate dated 13.04.2018 bearing No. B.P/Moshi/13/2018 issued by Pimpri Chinchwad Municipal Corporation.
- 2.6 Revised Commencement Certificate dated 28.05.2024, bearing no. BP/MOSHI/35/2024, issued by Pimpri Chinchwad Municipal Corporation.
- 2.7 Search report for 30 years from 1995 till 2024.

3. 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 M/s. Goodwill Infracon has acquired development rights of land admeasuring about 00 H 71 R i.e. 7100 sq. mtr. out of Gat No. 245 i.e. said land and the title of said land is clear, marketable and without any encumbrances except the encumbrances mentioned in the Annexure.

4. **Owners of the Land:**

The said land is owned by Mr. Ramchandra Nathu Saste and others.

5. The report reflecting the flow of the title of the M/s. Goodwill Infracon on the said land is enclosed herewith as annexure.

Date: 20.06.2024



R. Ghadge
DINESH GHADGE
Advocate

Dinesh Ghadge

Advocate

Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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(Circular No.: 28 / 2021 dated 08/03/2021)

1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Gat No. 245 (New) i.e. Gat No. 242 (old) admeasuring about 01 H 42 R belonged to Mr. Shantaram Nathu Saste and Mr. Ramchandra Nathu Saste since the year 1969 and accordingly their names were mutated on the 7/12 extract.
- 1.2 That thereafter the said Mr. Shantaram Nathu Saste died on 20.11.2001 leaving behind him Mr. Gulab Shantaram Saste (son), Mrs. Anandibai Anant Tapkir (daughter), Mrs. Suman Baban Kadam (daughter) and Mrs. Pushpabai Rohidas Narhe (daughter) as his legal heirs. In furtherance of the same their names were mutated on the 7/12 extract vide **Mutation Entry No. 4818**.
- 1.3 That thereafter partition took place between Mr. Gulab Shantaram Saste, Smt. Anandibai Anant Tapkir alias Anandibai Shantaram Saste, Mrs. Suman Baban Kadam alias Mrs. Suman Shantaram Saste, Mrs. Pushpabai Rohidas Narhe alias Pushpabai Shantaram Saste, Mr. Ramchandra Nathu Saste with the consent of Mr. Ganesh Gulab Saste, Miss. Reshma Gulab Saste, Miss. Neha Gulab Saste, Mr. Suresh Ramchandra Saste, Smt. Sheetal Ramesh Saste and Mrs. Kamal Bhausaheb Medankar pertaining to aforesaid land vide Partition Deed 04.01.2016, which is duly registered in the office of the Sub Registrar Haveli No. 26 at Serial No. 152/2016 on 05.01.2016. In furtherance of the same land at Gat No. 245 admeasuring about 00 H 71 R came to the share of Mr. Gulab Shantaram Saste, Smt. Anandibai Anant Tapkir alias Anandibai Shantaram Saste, Mrs. Suman Baban Kadam alias Mrs. Suman Shantaram Saste, Mrs. Pushpabai Rohidas Narhe alias Pushpabai Shantaram Saste and land at Gat No. 245 admeasuring about 00 H 71 R i. e. said land came to the share of Mr. Ramchandra Nathu Saste.
- 1.4 That thereafter the said Mr. Ramchandra Nathu Saste, Mrs. Sulabai Ramchandra Saste, Mr. Suresh Ramchandra Saste forself and as guardian of Roshan and Bhushan, Mrs. Archana Suresh Saste, Smt. Sheetal Ramesh Saste forself and as guardian of Shreyas and Sanvi, Mrs. Kamal Bhausaheb Medankar, Smt. Kousalya Sitaram Saste, Mr. Ganesh alias Ganpat Sitaram Saste and Mr. Yuvraj Sitaram Saste assigned development rights of the said land in favour of M/s. Goodwill Infracon vide Development Agreement dated 15.06.2016, which is duly registered in the office of Sub Registrar Haveli No. 24, at Serial No. 4595/2016 and Power of Attorney dated 15.06.2016, which is duly registered in the office of Sub Registrar Haveli No. 24 at Serial No. 4596/2016.
- 1.5 That in consideration of aforesaid Development Agreement the said M/s. Goodwill Infracon agreed to allot 30,000 sq. ft. of carpet area including terrace in favour of Mr. Ramchandra Nathu Saste and others. That the said construction is to be allotted to Mr. Ramchandra Nathu Saste and others within 48 months from the date of obtaining Commencement Certificate.
- 1.6 That in the aforesaid manner M/s. Goodwill Infracon acquired development rights of the said land.
- 1.7 That thereafter the said M/s. Goodwill Infracon allotted the land admeasuring about 25 sq. mtrs. out of Gat No. 245 to MSEDCL vide Lease Deed dated 09.12.2021 which is duly registered in the office of the Sub Registrar Haveli no. 14 at serial no. 13342/2021. (Traced in Search)
- 1.8 That M/s. Goodwill Infracon have handed over land admeasuring about 476.64 sq. mt. to Pimpri Chinchwad Municipal Corporation, for road widening, vide Possession Receipt dated 17.05.2021, which is duly registered in the office of Sub Registrar Haveli No. 5, at Serial No. 4920/2021. and aforesaid effect was mutated on 7/12 extract vide Mutation Entry No. 5358. (Traced in Search)

- 1.9 That thereafter the said Mr. Gulab Shantaram Saste allotted the land admeasuring about 25 sq. mtrs. out of Gat No. 245 to MSEDCL vide Lease Deed dated 06.01.2022 which is duly registered in the office of the Sub Registrar Haveli no. 18 at serial no. 259/2022. (Traced in Search)

2. OTHER TRANSACTIONS :

- 2.1 That the name of Mr. Sitaram Anand Saste was mutated in the other rights column of the 7/12 extract vide **Mutation Entry No. 1.**
- 2.2 That thereafter the said Mr. Sitaram Anand Saste died on 15.09.2011 leaving behind him Smt. Kousalya Sitaram Saste (widow), Mr. Ganpat Sitaram Saste (son), Mr. Yuvraj Sitaram Saste (son), Mrs. Sunita Ganpat Malpote (daughter) and Mrs. Anita Sitaram Saste (daughter) as his legal heirs. In furtherance of the same their names were mutated in the other rights column of 7/12 extract vide **Mutation Entry No. 8442.**
- 2.3 That thereafter the said Mrs. Sunita Ganpat Malpote alias Sunita Sitaram Saste and Mrs. Anita Sitaram Saste released their right, title and interest in the land at Gat No. 245 in favour of Mr. Ganpat Sitaram Saste and Mr. Yuvraj Sitaram Saste vide Release Deed dated 12.12.2011, which is duly registered in the office of the Sub Registrar Haveli No.18 at Serial No. 11825/2011. In furtherance of the same their names were deleted from other rights of 7/12 extract vide **Mutation Entry No. 8443.**
- 2.4 That the said Mr. Shantaram Nathu Saste availed loan from Vividh Karyakarni Seva Sahakari Society, Moshi on 26.12.1992 by creating charge over the land at Gat No. 245 of Rs. 25,000/-. The aforesaid transaction was mutated on the 7/12 extract vide **Mutation Entry No. 2391.**
- 2.5 That thereafter the said Mrs. Anandibai Anant Tapkir, Mrs. Suman Baban Kadam and Mrs. Pushpabai Rohidas Narhe released their share in the land at Gat No. 245 alongwith others properties in favour of Mr. Gulab Shantaram Saste, vide Release Deed dated 31.08.2020, which is duly registered in the office of Sub Registrar Haveli No. 22, at Serial No. 7115/2020. (Traced in Search)

3. POSSESSION:

It appears from the documentary records that Mr. Ramchandra Nathu Saste and others are having true and legal possession of the said property and Present Developer i.e. M/s. Goodwill Infracon is having License possession for the purpose of Development of the said property.

4. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation sanctioned the building plan in respect of the building proposed to be constructed on the part of the said land vide commencement certificate dated 13.04.2018 bearing No. BP/MOSHI/13/2018 and revised commencement certificate dated 28.05.2024, bearing no. BP/MOSHI/35/2024. That physical property inspection and verification of Sanctioned Building Plan is not within our scope and ambit.

5. N. A. PERMISSION:

That the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District, Pune granted permission for the Non Agricultural use of the part of the said land, vide its Order dated 25.06.2018 in case no. Jamin/NA/SR/235/2018.

6. ENCUMBRANCES :

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Goodwill Infracon has acquired development rights of land admeasuring about 00 H 71 R i.e. 7100 sq. mtr. out of Gat No. 245 i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

7. **Note** - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said property or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said property and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said property.

Date: 20.06.2024.




DINESH GHADGE
Advocate



GRN	MH003962566202425E	BARCODE			Date	21/06/2024-18:34:34				Form ID	31833					
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 HVL5_HAVELI 5 JOINT SUB REGISTRAR					Full Name		ADVOCATE DINESH GHADGE									
Location PUNE																
Year 2024-2025 One Time					Flat/Block No.		GAT NO. 245									
Account Head Details				Amount In Rs.	Premises/Building											
0030072201 SEARCH FEE				75.00	Road/Street		MOSHI									
					Area/Locality		HAVELI PUNE									
					Town/City/District											
					PIN											
					Remarks (If Any)											
					SEARCH FOR 3 YEARS											
					Amount In		Seventy Five Rupees Only									
Total				75.00	Words											
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK											
Cheque-DD Details					Bank CIN		Ref. No.		69103332024062115399				743473245			
Cheque/DD No.					Bank Date		RBI Date		21/06/2024-18:35:53				Not Verified with RBI			
Name of Bank					Bank-Branch			IDBI BANK								
Name of Branch					Scroll No. , Date			Not Verified with Scroll								

Mobile No. : 0000000000

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

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



CHALLAN
MTR Form Number-6



GRN MH012992940202021E		BARCODE 		Date 10/03/2021-16:20:05		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR				Full Name		ADVOCATE DINESH GHADGE	
Location PUNE				Flat/Block No.		GAT NO. 245	
Year 2020-2021 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Remarks (If Any)		
0030072201 SEARCH FEE			750.00		SEARCH FOR 30 YEARS		
Total			750.00		Amount In Words Seven Hundred Fifty Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				00040572021031008189		IK0BAJRP6	
Name of Bank				Bank Date		RBI Date	
				10/03/2021-16:24:24		Not Verified with RBI	
Name of Branch				Bank-Branch		STATE BANK OF INDIA	
				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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 0000000000