

MH012166241202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Feb 2021	Receipt	Receipt no.: 1111972820
	Name of the Applicant :	Patil Deshmukh And Associates
	Details of property of which document has to be searched :	Dist :Pune Village :Mamuradi S.No/CTS No/G.No. : 2
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH012166241202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



GRN	MH005528457202122E	BARCODE					Date	27/08/2021-19:25:14		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	HVL21_HAVELI 21 JOINT SUB REGISTRAR				Full Name	Adv Patil Deshmukh and Associates						
Location	PUNE											
Year	2021-2022 One Time				Flat/Block No.	Erandvane						
Account Head Details				Amount In Rs.	Premises/Building							
0030072201	SEARCH FEE			25.00	Road/Street	Prabhat Road						
					Area/Locality	Pune						
					Town/City/District							
					PIN		4	1	1	0	0	4
					Remarks (If Any)	Vignaharta Reality Sr No 2 Vlg Mamurdi Pune Yr 2020 to 2021						
					Amount In	Twenty Five Rupees Only						
Total				25.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572021082769037		IK0BGHCLI3				
Cheque/DD No.				Bank Date	RBI Date	27/08/2021-19:24:26		Not Verified with RBI				
Name of Bank				Bank-Branch	STATE BANK OF INDIA							
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

Mobile No. : 9822013503

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

To,
Maha RERA
109 to 113, First Floor, Sayajirao Gaikwad Udyog Bhavan,
Aundh Pune-411007

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect All that piece and parcel of the land admeasuring 40R out of land bearing **Survey No. 2/5**, totally admeasuring 2H 39.30R, and land totally admeasuring 80R out of land bearing **Survey No. 2/7A/1A** Situated at **Mamurdi, Tal. Haveli, Dist. Pune**

I have investigated the title of the said plot on the request of **M/s. Vighnaharta Reality** and following documents:

DESCRIPTION OF THE PROPERTY:

1. All that piece and parcel of the land admeasuring 40R out of land bearing **Survey No. 2/5**, totally admeasuring 2H 39.30R, Situated at **Mamurdi, Tal. Haveli, Dist. Pune** which is bounded as under :

On and towards East : By property of Gopal Joglekar
On and towards South : By property 2/7A/1A of Vighnaharta Reality
On and towards West : By 18 mtrs DP Road
On and towards North : By property of Santosh Kalate and Atmaram Raut

2. All that piece and parcel of the land totally admeasuring 80R out of land bearing **Survey No. 2/7A/1A**, Situated at **Mamurdi, Tal. Haveli, Dist. Pune** which is bounded as under :

On and towards East : By Property Mr. Gopal Joglekar
On and towards South : By Property Sadashiv Raut, Balu Babu Raut & Other
On and towards West : By 18 mtrs DP Road
On and towards North : By Property Sr.No.2/5 Vighnaharta Reality & Others

(Hereinafter to be referred as "**Said Land**")

THE DOCUMENTS OF ALLOTMENT OF PLOT:

1. Confirmation Deed dated 09.08.2021, executed by Mr. Vinay Gopal Joglekar and Mrs. Varsha Hemant Bhat (before marriage Ms. Varsha Gopal Joglekar), which is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 9048/2021 along with Index II and RR
2. Sale Deed dated 24.01.2018, executed by Mr. Dattatray Dashrat Raut and others with the consent of Mrs. Malan Datatray Raut and others in favor of M/s. Vighnaharta Reality, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 1078/2018 along with Index II and RR
3. Sale Deed dated 04.10.2018, executed by Mr. Gopal Vasudeo Joglekar and others in favor of M/s. Vighnaharta Reality, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 13003/2018 along with Index II and RR



4. Development Agreement dated 04.10.2018, executed by Mr. Gopal Vasudeo Joglekar and others in favor of M/s. Vighnaharta Reality, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 13005/2018 along with Index II and RR
5. Power of Attorney dated 04.10.2018, executed by Mr. Gopal Vasudeo Joglekar and others in favor of M/s. Vighnaharta Reality, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 13006/2018 along with Index II and RR
6. Partnership Deed dated 18.12.2018 of M/s. Vighnaharta Reality.
7. Environmental Clearance Certificate dated 29.01.2021, bearing no. SIA/MH/MIS/143260/2020 issued by SEIAA.
8. Commencement Certificate dated 19.09.2019, bearing no. BP/Layout/Mamurdi/33/2019 & Revised Commencement Certificate dated 20.10.2021, bearing no. BP/Layout/Mamurdi/37/2021 issued by PCMC.
9. N A order dated 10.12.2019, bearing no. Jamin/NA/SR/533/2019 issued by Additional Tahasildar.
10. Search and Title report dated 17.07.2019 of Adv. Dipak Patil.
11. Mutation Entries
12. 7/12 extract

Search Report for 30 years from 1991 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.

Owners of the land

1. M/s. Vighnaharta Reality - **Survey No. 2/5**
2. Mr. Gopal Vasudev Joglekar and others - **Survey No. 2/7A/1A**

The report reflecting the flow of the title of the M/s. Vighnaharta Reality on the said land is enclosed herewith as annexure.

Encl : Annexure.


Samruddhi Prashant Khule
Advocate.

Date: 04.09.2021

FLOW OF THE TITLE OF THE SAID LAND.

A) For land admeasuring 40R out of land bearing Survey No. 2/5

Upon perusal of the documents provided it is seen that all that piece and parcel of 40R out of land bearing **Survey No. 2/5**, totally admeasuring 2H 39.30R, Situated at **Mamurdi, Tal. Haveli, Dist. Pune (Hereinafter referred to as "Said land")** is owned by Mr. Dattatray Dashrat Raut, Mr. Tanaji Dashrat Raut, Mr. Jalindra Dashrat Raut and Smt. Venubai Dashrat Raut as ancestral property

It is further seen that the said Mr. Dattatray Dashrat Raut, Mr. Tanaji Dashrat Raut, Mr. Jalindra Dashrat Raut and Smt. Venubai Dashrat Raut with the consent of Mrs. Malan Dattatray Raut and others sold and conveyed the aforesaid land in favor of M/s. Vighnaharta Reality vide Sale Deed dated 24.01.2018, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 1078/2018. Accordingly the name of M/s. Vighnaharta Reality is recorded on 7/12 extract vide mutation entry no. 6312.

B) For land totally admeasuring 80R out of land bearing Survey No. 2/7A/1A

Upon perusal of the documents provided it is seen that all that piece and parcel of land totally admeasuring 80R out of land bearing **Survey No. 2/7A/1A**, Situated at **Mamurdi, Tal. Haveli, Dist. Pune (Hereinafter referred to as "Said land")** is owned by Mr. Gopal Vasudev Joglekar and others as ancestral property.

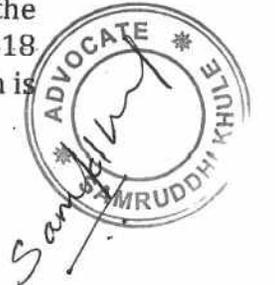
It is further seen that the said Mr. Gopal Vasudev Joglekar and others sold and conveyed land admeasuring 40R out of land admeasuring 80R in favor of M/s. Vighnaharta Reality vide Sale Deed dated 04.10.2018, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 13003/2018. Accordingly the name of M/s. Vighnaharta Reality is recoded on 7/12 extract vide mutation entry no. 6316.

It is further seen that the said Mr. Gopal Vasudev Joglekar and others granted development rights of land admeasuring 40R out of land admeasuring 80R in favor of M/s. Vighnaharta Reality vide Development Agreement dated 04.10.2018, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 13005/2018 and Power of Attorney dated 04.10.2018, which is registered in the office of Sub Registrar Haveli No. 24 at Sr. No. 13006/2018.

It is further seen that the said Mr. Gopal Vasudev Joglekar died on 04.06.2021 leaving behind his only legal heirs as under:

1. Mr. Vinay Gopal Joglekar (son)
2. Mrs. Varsha Hemant Bhat (before marriage Ms. Varsha Gopal Joglekar) (daughter)

It is further seen that the said Mr. Vinay Gopal Joglekar and Mrs. Varsha Hemant Bhat (before marriage Ms. Varsha Gopal Joglekar) confirmed the above development agreement i.e Development Agreement dated 04.10.2018 and gave consent to same vide Confirmation Deed dated 09.08.2021, which is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 9048/2021.



By virtue of said Sale Deeds dated 24.01.2018 & 04.10.2018 and Development Agreement and Power of Attorney dated 01.10.2018 & Confirmation Deed dated 09.08.2021, M/s. Vignaharta Reality (**Hereinafter referred to as the "SAID DEVELOPER"**) became owner of the partial land and agreed to allot 18074 sq. fts., of partial land in favor of land owners and became entitle to develop the said land and to sell the flats, shops other tenements to prospective purchaser.

NA Order:

The Additional Tahasildar has granted permission for the non agricultural use of the said land vide its N A order dated 10.12.2019, bearing no. Jamin/NA/SR/533/2019.

Building Permission:

It is seen that the said developer has submitted the building plans for sanction to PCMC. Accordingly PCMC has sanctioned the building plans and has issued Commencement Certificate dated 19.09.2019, bearing no. BP/Layout/Mamurdi/33/2019 & Revised Commencement Certificate dated 20.10.2021, bearing no. BP/Layout/Mamurdi/37/2021 for the same.

Environmental Clearance

It is seen that SEIAA, Government of Maharashtra has granted The Environmental Clearance Certificate dated 29.01.2021, bearing no. SIA/MH/MIS/143260/2020.

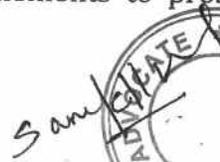
I have paid the necessary charges to the Sub Registrar Office for carrying out the online search on www.igrmaharashtra.gov.in. of the records for the period of 13 years. The said office of the Sub Registrar at the time of carrying out search in the office of Sub Registrar PND1_JT DISTT REGISTRAR PUNE URBAN at GRN No. **MH012166241202021E & MH005528457202122E** dated **24.02.2021 & 27.08.2021** no adverse entries were found in respect of the said Property.

CERTIFICATE OF TITLE

On basis of the documents and information provided to me and search of the records and subject to whatever mentioned above I am of the opinion that M/s. Vignaharta Reality are the owners and holders of the said Property and have clean, clear and marketable title to said Property. The said Property is free from all sorts and encumbrance. M/s. Vignaharta Reality can develop the said land and to sell the flats, shops other tenements to prospective purchaser.

Pune

Date: 03.09.2021



Samruddhi Prashant Khule
Advocate