

Ref. :

NOTICE / REPLY
R.P.A.D. / U.C.P. / BY HAND

Date :

FORMAT 'A'

Circular No. 28/2021

LEGAL TITLE REPORT

To,

Maharera,

Pune.

Subject : The title clearance certificate with respect to S. No. 66A/2/2 an area admeasuring 00 H 39 R situate at Manjri Bk. Taluka Pune City, District Pune

I have investigated the title of the said land on the request of **Samarth Landmark** Registered Partnership Firm, Having its Office and place of business at: Shop No. 208/209, Sunrise Complex, Opp. Vishwaraj Hospital, Loni Station, Kadamwakwasti, Ta. Haveli, Dist. Pune Through it's Authorized Partner **(1) Mr. Abhijit Kisan Kadam AND/OR (2) Mr. Mayur Mohan Kalbhor**, and on the following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY : S. No. 66/A/2/2 an area admeasuring 00 H 39 R situate at Manjri Bk. Taluka Pune City, District Pune

2) THE DOCUMENTS OF ALLOTMENT OF THE PLOT

1) Copy of Sale Deed dated 10/06/2008 executed between Mr. Prabhakar Vitthal Kedari & Others (Vendor) and Mr. Dattatraya Babanrao Patharkar (Purchaser) for an area 14 R out of S. No. 66A/2 and 16 R out of S. No. 66A/1 and which Deed was duly registered at the Office of Sub Registrar Haveli No. 3 at Sr. No. 4697/2008

2) Copy of Gift Deed dated 29/09/2020 executed between Mrs. Pushpa Prabhakar Kedari (Donor) and Mr. Pritam Prabhakar Kedari (Donee) with consent of Priti Rajesh Rdraksh (Priti Prabhakar Kedari) and which Deed was duly registered at the Office of Sub Registrar Haveli No. 03 at Sr. No. 5999/2020

3) Copy of Joint Venture Development agreement dated 03/06/2021 executed between Mr. Pritam Prabhakar Kedari (Land Owner) and M/s Samarth Landmarks (Developers) and which Agreement was duly registered at the Office of Sub Registrar Haveli No. 2 at Sr. No. 8729/2021

4) Copy of Power of Attorney dated 03/06/2021 to Joint Venture Development agreement given by Mr. Pritam Prabhakar Kedari (Land Owner) in favour of M/s Samarth Landmarks (Developers) and which POA was duly registered at the Office of Sub Registrar Haveli No. 2 at Sr. No. 8730/2021

5) Copy of Easement Agreement dated 02/12/2022 executed between Mr. Pritam Prabhakar Kedari and Samarth Landmarks and which Agreement was duly registered at the Office of Sub Registrar Haveli No. 6 at Sr. No. 19849/2022;



6) Sanctioned Layout of the said land, duly Sanctioned by Pune Metropolitan Region Development Authority Pune i.e. PMRDA Pune vide Development Permission and Commencement Certificate bearing No. DP/BHA/Mouje Manjri Bk./S. No. 66A/2/2/Pr.Kr.1203/22-23/1810 dated 12/05/2023.

7) Non Agricultural Permission issued in respect of the said land by Hon'ble Collector, Pune bearing No. PRH/PMRDA/NA/SR/06/2020 Pune dated 24/05/2022.

8) 7/12 Extract of the said Survey number issued by Gaon Kamgar Talathi, Manjri Bk. Pune.

9) Mutation Entry No's 2734, 3556, 4908, 11263, 20821, 22157, 34572, 37465.

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 Owners/developer) is clear, marketable, and without any encumbrances.

Owners/Developers of the land

(1) Mr. Pritam Prabhakar Kedari (Land owner/s)

(2) Samarth Landmark (Developers)

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

Encl : Annexure

Date : 13/05/2023



ADV. VIBHUTI SHINDE (BORHADE)



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FLOW OF THE TITLE OF THE SAID IAND'

- 1) S. No. 66A/2/2 of Manjri Bk. Tal – Haveli Dist. - Pune as under :-
 - a) That the property bearing S. No. 66 Hissa No. A of Village Manjri Bk. was owned by Hadapsar Mali Samaj Co-op. Credit Society. The said society has sold the land S. No. 66A & 66B to Mr. Vitthal Narayan Kedari on or about 1932 together with the mango trees, well, bungalow, vastipad etc. and accordingly his name were recorded to the 7/12 extract by M. E. No. 1564 which came to be certified on 04/03/1933 by opening separate 7/12 extract;
 - b) After perusal of M. E. No. 2734 , it reveals that, Mr. Vitthal Narayan Kedari died on 20/09/1946 leaving behind his last Will and Testament on 22/09/1945, wherein he has bequeath his right, title, ownership in the land bearing S. No. 66/A & 66/B in the name of Master Prabhakar (Bapu) Vitthal Kedari. Accordingly the name of Master Prabhakar Vitthal Kedari minor through guardian Mr. Maruti (Baban) Vitthal Kedari has been recorded to the 7/12 Extract by aforesaid Mutation which came to be certified on or about 1949;
 - c) After perusal of M. E. No. 3656 it reveals that, Mr. Prabhakar Vitthal Kedari made an application to record the name of respective owners as per Partition of the said land and as per the said application, S. No. 66/A has been Sub -divided. And accordingly (i) S. No. 66/A/1 an area admeasuring 7 Acre given in partition to Mr. Prabhakar Vitthal Kedari, (ii) S. No. 66A/2 area 7 Acre in partition given to Sanjay Maruti Kedari (minor) through natural guardian father Mr. Maruti Vitthal Kedari and their name has been recorded to their respective 7/12 extracts by aforesaid Mutation which came to be certified on or about 1958;
 - d) After perusal of M. E. No. 4908 it reveal that, Government of Maharashtra has implemented Weight and Measurement Act 1958 and Indian Coinage Act 1955 and the area of land is converted into metric system from the Acer into Hector and the said effect has been given and separate Akarbandh and Hissa form No. 12 is prepared by Special District Inspector Land record (Dashman). And hence the said effect has been given to S. No. 1 to 184 & accordingly an area 07 Acer 00 Gunthe has been converted in 02 H 84 R of S. No. 66A/1 and an area 07 Acer 00 Gunthe has been converted in 02 H 83 R of S. No. 66A/2 by aforesaid mutation which came to be certified on or about 1969;



After perusal of M. E. No. 11263 it reveals that, Mr. Sanjay Maruti Kedari become major on 01/10/1975 and then he made an application stating that, the land S. No. 66A/2

was in possession of Mrs. Pushpa Prabhakar Kedari since long and hence his hollow name was deleted from the 7/12 extract and name of Mrs. Pushpa Prabhakar Kedari was recorded in kabjedar column by aforesaid mutation which came to be certified on or about 1975;

- f) After perusal of M. E. No. 20821 it reveals that, as per Order of Hon'ble Spl. Land Acquisition Officer bearing No. LOQ/Kavi/1062/2006 dated 19/12/2006 and LAQ/4/Kavi/41/2007 dated 05/02/2007, an area admeasuring 306 Sq. Mtrs. has been acquired for National Highway No. 9 widening and hence as per the notification U/S. 4 of the land Acquisition has been published in Govt. Gazette on 01/12/2005 and the remark of Acquisition has been recorded in other right column to the 7/12 extract by aforesaid mutation which came to be certified on or about 2005;
- g) After perusal of M. E. No. 22157 it reveals that, Mr. Prabhakar (Bapu) Vitthal Kedari & others (Vendors) with Consent of Mr. Pritam Prabhakar Kedari & Others (Consenting Party) sold an area 00 H 16 out of S. No. 66A/1 & an area 00 H 14 R out of S. No. 66A/2 i.e. entire area 00 H 30 R with the access of 25 Fts common road to Mr. Dattatraya Babanrao Patharkar (as a Manager & Karta of Hindu Undivided Family) by Sale Deed dated 10/06/2008 which is duly registered before Sub Registrar Haveli No. 3 at Sr. No. 4697/2008. And therefore the name of purchaser has been recorded to the 7/12 extract by aforesaid Mutation which came to be certified on or about 2008;
- h) After perusal of M. E. No. 34572 it reveals that, Mrs. Pushpa Prabhakar Kedari has gifted her remaining area admeasuring 02 H 69 R out of S. No. 66A/2 to her son Mr. Pritam Prabhakar Kedari with consent of her daughter Priti Rajesh Rdraksh (Priti Prabhakar Kedari) vide Gift Deed dated 29/09/2020 and which Gift Deed was duly registered at the Office of Sub Registrar Haveli No. 03 at Sr. No. 5999/2020 and accordingly name of Mr. Pritam Prabhakar Kedari was recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 2020;
- i) After perusal of Development Agreement and Power of Attorney both dated 03/06/2021 it reveals that, Mr. Pritam Prabhakar Kedari decided to develop an area admeasuring 00 H 39 R out of his entire area 02 H 69 R and thus entered into Development Agreement coupled with POA in favour of Samarth Landmark and which Development Agreement & POA are duly registered at the Office of Sub Registrar Haveli No 2 at Sr. No. 8729/2021 & 8730/2021respectively;
- j) After perusal of M. E. No. 37465 it reveals that, as per K.J.P. Order has been passed by appropriate authority bearing No. Bhumapan/Majri Budruk/Phalanibara/2022/SR/214/2022/2022 dated 29/09/2022, the S. No. 66A/2 has been sub divided into two pot hissa's and accordingly new 7/12 extract of S. No. 66A/2/2 an area 00 H 39 R has been opened in the name of Mr. Pritam Prabhakar Kedari and an area 04 H 53 R has been of S. No. 66A/2/3 has been opened in the name of Mr. Pritam Prabhakar Kedari and Others and the said effect has been given to the respective 7/12 extracts by aforesaid mutation which came to be certified on or about 2022;



And Further Samarth Landmark had obtained an easement access road for the said S. No. 66A/2/2 an area 00 H 39 R from S. No. 66A/2/3 an area 04 H 2.50 R out of an

Vibhuti Shinde

area 04 H 53 R owned by Mr. Pritam Prabhakar Kedari by way of Easement Agreement dated 02/12/2022 and which Agreement was duly registered at the Office of Sub Registrar Haveli No. 6 at Sr. 19849/2022;

- l) And Further Deputy District Office (Land Acquisition) No. 4 had passed an Order bearing No. Upji/Bhus/4/SR/436/2022 Pune -1 on 21/12/2022 and directed to remove the remark of "306 Sq. Mtrs Acquired for four lane National Highway No. 9" recorded in other right column. However the said effect han not yet given to the said 7/12 extract;
- m) Thus Mr. Pritam Prabhakar Kedari is an absolute owner for an area admeasuring 00 H 39 R of S. No. 66/A/2/2 and he is having valid, legal and enforceable title for the same and Samarth Landmark is having valid, legal development rights in the said land by Development Agreement coupled with POA date 03/06/2021;

2) SANCTIONED LAYOUT & BUILDING PERMISSION :

Samarth Landmark prepared Building layout plan on the said land and submitted the copy of layout plan to Pune Metropolitan Region Development Authority Pune i.e. PMRDA Pune and same has been sanctioned vide Development Permission and Commencement Certificate bearing No. DP/BHA/Mouje Manjri Bk./S. No. 66A/2/2/Pr.Kr.1203/22-23/1810 dated 12/05/2023.

3) N. A. Order:

Samarth Landmark obtained NA Order from Hon'ble Collector Office Pune Revenue Branch bearing No. PRH/PMRDA/NA/SR/06/2020 Pune dated 24/05/2022 for an area admeasuring 3900 Sq. Mtrs. for Residential use of S. No. 66A/2/2 of Village Manjri Bk., Tal. Haveli, Dist. Pune.

4) Encumbrance :

The said property is not mortgaged and encumbered with any Bank, Financial Institute.

5) Litigation : No Litigation

Dated : 13/05/2023.

Encl : Annexure


ADV. VIBHUTI SHINDE (BORHADE)

