



TITLE VERIFICATION & SEARCH REPORT

SANKALP CREATION

Land Area : 4200 sq. mtrs
Gat No. : 99
Village : Dudulgaon

Potghan & Associates
Advocates & Solicitor

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FORMAT -A
(CIRCULAR - 28/2021)

To,
MAHARERA

Date: 03/10/2023

Housefin Bhava, Plot No. 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect of the land property admeasuring **4200** square meters out of total lad admeasuring 02 Hecter 51 Aar bearing **Gat No. 99** of revenue village **Dudulgaon**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation

(.....hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said plot on the request of **M/s. Sankalp Creation i.e. owner of the Said Plot.**

1) Description of Property:

All that piece and parcel of the land property having an admeasuring area 42 Aar i.e. **4200** square meters out of total lad admeasuring 02 Hecter 51 Aar bearing **Gat No. 99** of revenue village **Dudulgaon**, Taluka Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

On or towards the East	: Remaining property of Gat No. 99
On or towards the South	: By property of Mr. Narayan Vahile
On or towards the West	: By property of Khushi Enterprises out of Gat No. 99
On or towards the North	: By property Mr. Chindhu Vahile

...Hereinafter referred as Said Plot / Said Property



2) The Documents of allotment of plot:

- a) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 14/08/2006 registered before Sub-registrar at Haveli No. 18 at serial number 5776/2006 & 5777/2006 respectively.
- b) Copy of Sale Deed 08/12/2010 dated 15/06/2019 registered before Sub-registrar at Haveli No. 17 at serial number 14430/2010.
- c) Copy of Sale Deed coupled with an Irrevocable General Power of Attorney dated 03/04/2023 registered before Sub-registrar at Haveli No. 14 at serial number 5651/2023 & 5652/2023 respectively
- d) Copy of Public Notice dated 18/10/2022.

3) 7/12 extract dated 11/01/2022 & Mutation Entries bearing number: 244, 359, 368, 755, 1360, 1600, 1759, 3475

4) Search Report for 30 years from 1991 till 2022

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. M/s. Sankalp Creation is having all the rights and authority to develop the Said Plot and further to sell units out of the proposed project.

Owners of the land:

Gat Number	Land Area	Name of Owners of Land / Beneficiary of Development
99	4200 sq. mtrs.	M/s. Sankalp Creation

The report reflecting the flow of the title of the owners of the said land is enclosed herewith as an annexure titled as 'Flow of Title'.



Owners of the land:

Gat Number	Land Area	Name of Owners of Land / Beneficiary of Development
99	4200 sq. mtrs.	M/s. Sankalp Creation

The report reflecting the flow of the title of the owners of the said land is enclosed herewith as an annexure titled as 'Flow of Title'.

5) SEARCH REPORT FOR 30 YEARS TAKEN FROM:

Sub Registrar offices at Haveli 5, 14, 17, 18, 26 Pune and online search taken at IGR website.

6) ANY OTHER RELEVANT TITLE:

It appears from the above-stated title flow and documents produced before me that; M/s. Sankalp Creation is an absolute owner of the Said Plot / Said Property as same is acquired by M/s. Sankalp Creation vide deeds/documents stipulated in the flow of title, attached herewith.

7) LITIGATION IF ANY: NIL

Date: 23/01/2024

Place: Pune



Adv. Vikas S. Potghan

FLOW OF TITLE:

- 1) It appears from the revenue record and from the 7/12 extract of Gat No. 99 of the year 1970 that; the land at Gat No. 99 having an admeasuring area 02 Hectar 51 Aar are owned by Shakuntala Shankar More, Vatsalabai Govind More & Dhondabai Babu Mungase. Moreover; it appears from the said 7/12 extract that; each of them are having equal share in the said Gat No. 99 i.e. share of 5 Aane & 4 Paise.
- 2) It appears from the Mutation Entry No. 244 that; Dhondabai Babu Mungase went for heavenly abode on 06/12/1989 leaving behind her following legal heirs namely :-
- | | |
|-----------------------------|-----------|
| i. Baban Baburao Mungse | - Son |
| ii. Nanabhau Baburao Mungse | - Son |
| iii. Baburao Sonu Mungse | - Husband |

Accordingly name of Dhondabai Babu Mungase was deleted & names of her above mentioned legal heirs were recorded in the record of rights as an owner of the said Gat No. 99.

- 3) It appears from the Mutation Entry No. 359 that; Shakuntala Shankar More went for heavenly abode leaving behind her following legal heirs namely :-
- | | |
|-----------------------------|-------------------|
| i. Santosh Ramchandra More | - Grandson |
| ii. Sachin Ramchandra More | - Grandson |
| iii. Anusaya Sanjay Pathare | - Granddaughter |
| iv. Swati Ramchandra More | - Granddaughter |
| v. Laxmibai Ramchandra More | - Daughter-in-law |
| vi. Muktabai Chimaji Pagade | - Daughter |
| vii. Kantabai Kisan Mungase | - Daughter |

Accordingly name of Shakuntala Shankar More was deleted & names of her above mentioned legal heirs were recorded in the record of rights as an owner of the said Gat No. 99

- 4) It appears from the Mutation Entry No. 368 dated 02/10/1996 that; prior to death of Shakuntala Shankar More; land property admeasuring 84 Aar out of Gat No. 99 was purchased by Mr. Pandurang Maruti Shelar, Mr. Jagannath Umaji Bhegde, Mr. Digambar Balaso Bhegde & Mr. Narayan Bhikaji Bhase vide Sale Deed dated 16/01/1996 and accordingly name entered in 7/12 extract



vide mutation entry no. 359 were deleted and names of above-stated purchasers were recorded as an owner of land admeasuring 84 Aar out of land property bearing Gat No. 99.

- 5) It appears from the Mutation Entry No. 755 dated 25/12/2005 that; Vatsala Govind More went for heavenly abode on 18/03/2005 leaving behind her following legal heirs namely :-

i.	Krushna Govind More	- Son
ii.	Yashwant Govind More	- Son
iii.	Shantaram Govind More	- Son
iv.	Muktabai Chimaji Pagade	- Daughter
v.	Meena Raju Deshmukh	- Daughter
vi.	Govind Genu More	- Husband
vii.	Wagheshwar Balasaheb More	- Grandson
viii.	Poonam Balaso More	- Granddaughter
ix.	Chandrabhaga Balaso More	- Daughter in law

Accordingly name of Vatsala Govind More was deleted & names of her above mentioned legal heirs were recorded in the record of rights as an owner of the said Gat No. 99

- 6) It appears from the Mutation entry No. 1360 dated 30/05/2010 that, Mr. Vijay Nivruttu Raskar, Mr. Tanaji Baban Talekar, purchased land admeasuring 28 Aar out of Gat No. 99 & 222 from Mr. Baban Baburao Mungase with consent from Mr. Nanabhau Baburao Mungse, Mr. Ghanshyam Baban Mungse, Mr. Dhananjay Baban Mungse, Manisha Arun Balghare, Varsha Ramdas Borhade, Sarala Somnath Khandve & Poonam Baban Mungse vide Sale Deed dated 26/05/2010 registered before Sub-Registrar at Haveli No. 18 at serial no. 4781/2010. It appears from the Index-II of the said sale deed that; the said purchaser purchased land admeasuring 28 Aar i.e. 2800 sq.mtrs. out of Gat No. 99 & 222 which is reserved for 18 meter wide road.

- 7) It appears from the Mutation entry No. 1600 dated 23/09/2010 that, Mandakini Nivrutti Ghadge, Meena Raju Deshmukh, Chandrabhaga Balasaheb More & Poonam Santosh Kadam released / relinquished their rights in the land property at Gat No. 99, 222, 198, 10 & 4 of revenue village Dudulgaon in favor of Mr. Shantaram Govind More, Wagheshwar Balasaheb More, Krushna Govind More & Yashwant Govind More vide Release Deed registered on 13/05/2010 before Sub-registrar at Haveli No. 18 at serial no. 4343/2010.

- 8) It appears from Development Agreement & Power of Attorney dated 14/08/2006 that; Mr. Pandurang Maruti Shelar, Mr. Jagannath Umaji Bhegde, Mr. Digambar Balaso Bhegde & Mr. Narayan Bhikaji Bhave assigned development rights of land admeasuring 84 Aar out of Gat No. 99 of revenue village Dudulgaon in favor of M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhave and said Development Agreement & Power of Attorney were duly registered before Sub-Registrar at Haveli No. 18 at serial no. 5776/2006 & 5777/2006 respectively. It is pertinent to note here that; right to sell the said land admeasuring 84 Aar out of Gat No. 99 of revenue village Dudulgaon have been also assigned in favor of M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhave under the said Development Agreement & Power of Attorney for a total consideration of Rs.25,20,000/-.
- 9) It appears from the Mutation entry No. 1759 dated 02/05/2011 that, Mr. Pandurang Maruti Shelar, Mr. Jagannath Umaji Bhegde, Mr. Digambar Balaso Bhegde & Mr. Narayan Bhikaji Bhave through their power of attorney holder M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhave sold land admeasuring 84 Aar out of Gat No. 99 to M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhave vide Sale Deed dated 20/12/2010 registered before Sub-Registrar at Haveli No. 17 at serial no. 14430/2010 and accordingly name of M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhave entered on 7/12 extract of Gat No. 99 of revenue village Dudulgaon as an owner of land admeasuring 84 Aar.
- 10) It appears from the Mutation entry No. 3475 dated 04/10/2023 that, M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhave sold land admeasuring 42 Aar i.e. 4200 square meters to M/s. Sankalp Creation through partner Mr. Rahul Kumar Jayantibhai Patel vide Sale Deed dated 03/04/2023 registered before Sub-registrar at Haveli 14 at serial no. 5651/2023 and accordingly M/s. Sankalp Creation through partner Mr. Rahul Kumar Jayantibhai Patel became owner of land admeasuring 42 Aar out of Gat No. 99 of revenue village Dudulgaon.



- 11) I hereby state that; as per the instruction received from M/s. Sankalp Creation through partner Mr. Rahulkumar Jayantibhai Patel a Public Notice has been issued by me in respect of the Said Property i.e. land admeasuring 42 Aar i.e. 4200 square meters out of Gat No. 99 of revenue village Dudulgaon on 18/11/2022 in daily newspaper Prabhat to verify the title of M/s. Yashada Developers through partners Mr. Vasant Khandu Kate & Mr. Sanjay Tatyaba Bhise. I hereby further state that; I have not received any objection and/or any adverse claim either in writing or orally from any person and/or legal entity in the said notice period.
- (A) From deeds and documents mentioned herein above, M/s. Sankalp Creation through partner Mr. Rahulkumar Jayantibhai Patel is an absolute owner of land admeasuring 42 Aar i.e. 4200 square meters out of Gat No. 99 of revenue village Dudulgaon.
- (B) Furthermore; as per the Zone Certificate issued by Pimpri Chinchwad Municipal Corporation the land at Survey No. Gat No. 99 falls under the ambit of 'Residential Zone'.
- (C) Furthermore; M/s. Sankalp Creation also obtained Demarcation of Said Land from Office of Land Record, Pune vide अतिअतितातडी मोजणी रजिस्टर नं. 9897/2023 dated 29/09/2023
- (D) Furthermore; M/s. Sankalp Creation prepared building plan in respect of the Said Plot and submitted the same before Pimpri Chinchwad Municipal Corporation for approval and same was sanctioned vide Commencement Certificate No. BP/Dudulgaon/01/2024 dated 02/01/2024;
- (E) Furthermore; in accordance with the term of the Commencement Certificate, M/s. Sankalp Creation also applied for conversion of use of said land i.e. permission for Non Agricultural Use for land area and the Ld. Authority i.e. Upkar Tehsildar Pimpri Chinchwad Shahar Pune gave permission for Non Agricultural Use on 15/01/2024 vide order number

JAMIN/NA/SR/18/2024 and confirmed land admeasuring 2111.76 square meters can be used for residential purpose and land admeasuring 614.67 square meters can be used for commercial purpose and land area admeasuring 150 square meters was reserved for amenity space and an area admeasuring 1323.57 square meters is affected by road widening.



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