



AMIT. A. CHOUDHARY

ADVOCATE

Residence :-

Flat No. 25. "Kuber Market", 5th Floor,
Padwal Ali, Near Mankarnika Aushodhlay,
Near Chaphekar Chowk, Chinchwad,
Pune - 411 033.
Mobile No :- 99212 00786.

Office :-

Office No:- 23, 24, 25.
"Sukhwani Chambers"
IInd Floor, Station Road,
Pimpri, Pune - 411 018.
Phone No. :- 020- 66301835.

FORMAT - A

(Circular No. :- 28/2021)

To

Hon'ble MahaRERA Authority.
At :- 6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITILE REPORT

Subject :-	Title clearance Certificate with respect of Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 20.72 Ares i.e. 2072 Sq. Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune.
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I have investigated the title of the said plot on the request of M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" and following documents i.e. :-

1) Description of the Property :-

Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 20.72 Ares i.e. 2072 Sq. Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune.

2)

The Document of allotment of Plot :-

Sr. No .	Description of Document
1)	Sale dated 19/10/2022.
2)	Irrevocable Power of Attorney dated 19/10/2022.



3)	Development Agreement dated 19/10/2022.
4)	Irrevocable Power of Attorney dated 19/10/2022.
5)	Development Agreement dated 19/10/2022.
6)	Irrevocable Power of Attorney dated 19/10/2022.

3) 7/12 extract issued by The Hon'ble Talathi, Charholi Budruk, Pune and Mutation Entry No. 11915, 14365, 15677, 15946, 24051.

4) Search Report for 30 Years from 1993 till 2023.

On perusal of the above mentioned documents and all other relevant documents which is provided by M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel to me, that relating to title of the said Property I am of the opinion that the title of M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" is clear, marketable and without any encumbrances subject to the existing provision of law.

Owners of the Land	Property No.
M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel, & Mr. Hiteshkumar Govindbhai Patel.	512/2
Shri. Kaluram Baban Sonavane. Shri. Tulshiram Baban Sonavane. Shri. Tukaram Baban Sonavane. And Others. <i>Through its Developers & POA Holder</i> M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel, & Mr. Hiteshkumar Govindbhai Patel.	512/2

The report reflecting the flow of the title of the M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel i.e. "THE PROMOTERS / DEVELOPERS AND BUILDERS" on the said land is enclosed herewith as annexure.

Place :- Pimpri, Pune.

Date :- 29/05/2023.




**AMIT ASHOK CHOUDHARY
ADVOCATE**





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FLOW OF THE TITILE OF THE SAID LAND

Sr. No.	Particular
1)	7/12 Extract of Property bearing Survey No. 512/2.
2)	Mutation Entry No. 11915, 14365, 15677, 15946, 24051.
3)	Search Report for 30 Years from 1993 till 2023 taken from Sub-Registrar Office at Pune.
4)	Any Other relevant Document on my perusal :- a) Sale Deed. b) Development Agreement. c) Irrevocable Power of Attorney. d) Development Agreement. e) Irrevocable Power of Attorney. f) Confirmation Deed.

Place :- Pimpri, Pune.

Date :- 29/05/2023.



AMIT ASHOK CHOUDHARY
ADVOCATE





CHALLAN
MTR Form Number-6



GRN	MH002734068202324E	BARCODE			Date	29/05/2023-14:30:26	Form ID						
Department			Inspector General Of Registration										
Type of Payment			Search Fee Other Items										
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR										
Location			PUNE										
Year			2023-2024 One Time										
Account Head Details			Amount In Rs.	Premises/Building									
0030072201 SEARCH FEE			750.00	Road/Street	PIMPRI								
				Area/Locality	PUNE								
				Town/City/District									
				PIN		4	1	1	0	1	8		
				Remarks (If Any)									
				SEARCH FOR 30 YRS OF S NO 512 H NO 2 AREA 2072 SM AT CHARHOLI BUDRUK HAVELI PUNE									
				Amount In	Seven Hundred Fifty Rupees Only								
Total			750.00	Words									
Payment Details			UNION BANK OF INDIA		FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	02901792023052941139			517866036					
Cheque/DD No.			Bank Date	RBI Date	29/05/2023-14:31:43			Not Verified with RBI					
Name of Bank			Bank-Branch		UNION BANK OF INDIA								
Name of Branch			Scroll No. , Date		Not Verified with Scroll								

Department ID : Mobile No. : 9921200786
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 राजदर चलान "टाइप ऑफ एमेंट" नामुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेजांची लागू नाही.





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Phone No. :- 020- 66301835.

Date :- 29/05/2023.

SEARCH REPORT

This is to certify that I have investigated the title of Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 05 Ares i.e. 500 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "A" written hereunder.

And Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 05 Ares i.e. 500 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "B" written hereunder.

And Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 10.72 Ares i.e. 1072 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is more particularly described in the schedule "C" written hereunder.

"Hereinafter referred to as the.....Said Properties"

- 1) I was entrusted with an assignment by M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel to have



the search for the last 30 years and Title Report in respect of the said Properties.

2) Accordingly, the Search has been carried out in the concerned office of Sub – Registrar, Haveli, District Pune and as well as IGR web-portal for the period referred hereinabove. The said Search however, is subject to the registers not available in the said offices, the same either having been send for binding or most of the record was found to be in torn condition or not available. Therefore, this Report is solely based on the record that was made available for inspection.

3) That the said Search Report is subject to the available records only and besides that if any transaction regarding to the said properties is carried out then those records are not available for my perusal. Therefore the said search is strictly based on the records which are available for my inspection in respect of the said properties.

4) That the Property bearing Survey No. 982/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune was originally owned and possessed by Mr. Babanrao Baburao Sonavane and his name were recorded in the Revenue Records as owner of the said Property.

5) That Mr. Babanrao Baburao Sonavane expired leaving behind his legal heirs i.e. three sons Mr. Kaluram Baban Sonavane, Mr. Tulshiram Baban Sonavane, Mr. Tukaram Baban Sonavane, and two daughters Smt. Nanda Suresh Darekar, Smt. Indubai Shivaji Kad, and wife namely Smt. Yamunabai Baban Sonavane and their names were mutated vide Mutation Entry No. 11915 in 7/12 extract as Owners of the said Property.

6) That Smt. Yamunabai Baban Sonavane, Smt. Nanda Suresh Darekar, Smt. Indubai Shivaji Kad had executed Release Deed in favour of Mr. Kaluram Baban Sonavane, Mr. Tulshiram Baban Sonavane, Mr. Tukaram Baban Sonavane for the Property bearing Survey No. 512/2 having Old Survey No. 982/2 situated at Village Charholi Budruk, Taluka Haveli, District Pune and Other some Properties. That the said Release Deed is registered with Serial No. 5048/2011 dated 19/05/2011. That the same is recorded in the Revenue Records vide Mutation Entry No. 14365.

7) That thereafter Mr. Kaluram Baban Sonavane & Others sold the Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 5.70 Ares i.e. 570 Sq. Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune



to Mr. Dilip Madhukar Giramkar vide a Registered Sale Deed. That the said Deed of Sale is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 4285/202011 dated 07/05/2011. And the same is recorded in the Revenue Records vide Mutation Entry No. 15677.

8) That thereafter Mr. Dilip Madhukar Giramkar have surrendered the land under the New Development Plan of PCMC (*Under Reservation of 18 Mtrs., D. P. Road*) from Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 5.70 Ares i.e. 570 Sq. Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune and Other some Property in favour of Town Planning Office, Pimpri Chinchwad Municipal Corporation, Pimpri, Pune & 411018. That the same is recorded in the Revenue Records vide Mutation Entry No. 15946.

9) That thereafter Mr. Kaluram Baban Sonavane & Others had executed Development Agreement & Irrevocable Power of Attorney for the Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 05 Ares i.e. 500 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune in favour of M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel. That the said Development Agreement and Irrevocable Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 26 at their Serial No. 19465/2022 & 19466/2022 respectively dated 19/10/2022.

10) That thereafter Mr. Kaluram Baban Sonavane & Others had executed Development Agreement & Irrevocable Power of Attorney for the Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 05 Ares i.e. 500 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune in favour of M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel. That the said Development Agreement and Irrevocable Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 26 at their Serial No. 19468/2022 & 19470/2022 respectively dated 19/10/2022.

11) That thereafter Mr. Kaluram Baban Sonavane & Others had executed Sale Deed & Irrevocable Power of Attorney for the Property bearing Survey No. 512/2 having admeasuring area of 00



H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 10.72 Ares i.e. 1072 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune in favour of M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel. That the said Sale Deed and Irrevocable Power of Attorney is duly executed and Registered with the Sub Registrar Haveli No. 26 at their Serial No. 19471/2022 & 19472/2022 respectively dated 19/10/2022. That the same is recorded in the Revenue Records vide Mutation Entry No. 24051.

12) That Sou. Monika Chetan Darekar and Sou. Priyanka Sameer Devale had executed Confirmation Deed for the Property bearing Survey No. 512/2 situated at Village Charholi Budruk, Taluka Haveli, District Pune and Other some Properties in favour of Mr. Kaluram Baban Sonavane & Others. That the said Confirmation Deed is duly executed and Registered with the Sub Registrar Haveli No. 26 at their Serial No. 19473/2022 dated 19/10/2022.

13) That M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune-411018 has sanctioned the said building plan and has issued Commencement Certificate on 03/05/2023 by the Commencement Certificate No. B.P./Charholi/61/2023 dated 03/05/2023.

14) That M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel also applied to The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. Zamin/NA/SR/255/2023 dated 17/05/2023.

15) That M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.

That I have perused the available records i.e. 7/12 extract, Mutation Entries, Sale Deed, Irrevocable Power of



Attorneys, Release Deed, Confirmation Deed and other Documents and also taken 30 years i.e 1993 to 2023 search in Sub Registrar Haveli, Dist. Pune and as per the said documents I have arrived at the conclusion that M/s. Basil Developers, A Partnership Firm, Through its Partner Mr. Yogesh Nandubhai Patel and Mr. Hiteshkumar Govindbhai Patel have the right to Develop the said properties, which is more particularly described in the schedule written herein under subject to the existing provision of law.

SCHEDULE "A" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 05 Ares i.e. 500 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune which is bounded as under :-

On or towards East	:-	By 18 Mtrs., D. P. Road.
On or towards West	:-	By remaining Property in Survey No. 512/2.
On or towards North	:-	By remaining Property in Survey No. 512/2.
On or towards South	:-	By Property of Mr. Sambhaji Pathare.

Along with all right of apparent things thereto.

SCHEDULE "B" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 05 Ares i.e. 500 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune which is bounded as under :-

On or towards East	:-	By remaining Property in Survey No. 512/2.
On or towards West	:-	By Property of Mr. Gulab Jore.
On or towards North	:-	By remaining Property in Survey No. 512/2.
On or towards South	:-	By Property of Mr. Sambhaji Pathare.

Along with all right of apparent things thereto.



SCHEDULE "C" OF THE PROPERTY

All that piece and parcel of the Property bearing Survey No. 512/2 having admeasuring area of 00 H. 51 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 53 Ares and out of which area admeasuring about 00 H. 10.72 Ares i.e. 1072 Sq. Mtrs., which is totally assessed at Rs. 3.12 Paise situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Dist. Pune which is bounded as under :-

On or towards East	:-	By 18 Mtrs., D. P. Road.
On or towards West	:-	By Property of Mr. Gulab Jore.
On or towards North	:-	By Property of Mr. Vinayak Kalaje.
On or towards South	:-	By remaining Property in Survey No. 512/2.

Along with all right of apparent things thereto.

That the Property described in the Schedule "A", "B", "C" having total admeasuring area about 00 H. 20.72 Ares i.e. 2072 Sq. Mtrs., situated at Village Charholi Budruk, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune and which is collectively bounded as under :-

On or towards East	:-	By 18 Mtrs., D. P. Road.
On or towards West	:-	By Property of Mr. Gulab Jore.
On or towards North	:-	By Property of Mr. Vinayak Kalaje
On or towards South	:-	By Property of Mr. Sambhaji Pathare

Along with all right of apparent things thereto.




AMIT A. CHOUDHARY
ADVOCATE

(Note:-Correspondence to be done on Residential address)