

P. M. KHIRE
B. Sc. (Hons.) LL. B.
Advocate

"SAKET"
44/54, Navsahyadri Society,
Parijat Lane, Karvenagar,
Pune - 411 052
Tel. : 25420579 / 25462224
Email : pmkhire@gmail.com

Date : 13.09.2023

FORMAT – A
(Circular No. : 28/2021)

To,
Maha RERA
Housefin Bhavan, Plot No.C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to S.No.14/2/2/5
(part) situated at Mouje Baner, Taluka Haveli, District Pune
(hereinafter referred as the "said Property")

I have investigated the title of the said Property on the request of
Virkar Developers LLP and following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY -

All that piece and parcel of land and ground situated within the
Registration, Sub District, Taluka Haveli, District Pune and within the
limits of Pune Municipal Corporation, bearing S.No.14/2/2/5, Mouje
Baner, Pune admeasuring as area of 00 Hector 40.68 Are from and
out of the total area of 00 Hector 74 Are and bounded as per Sale
Deed dated 08.10.2021 as under :-

On or towards the East : By S. No. 14/2/2/5 (part) affected by
proposed DP Road and beyond it the
existing DP Road of width 18 mtr.



On or towards the West : By S. No. 15, Baner
On or towards the North : By S. No. 14/1, Baner
On or towards the South : By S. No. 14/2/2/4, Baner

2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY -

- a] Copy of 7/12 extract of S. No. 14/2/2/5 for the year 1951-52 to 2015-2016.(Copies of 7/12 extract from 2016 to 2022 are not given for my perusal)
- b] Copies of Relevant mutation entries nos. 1301, 1732, 5805 (first page not available), 12473, 16831, 20507, 20178, 21916, 23241 and 23517.
- c] Copy of Partition Deed dated 27.08.1992 executed between Shri. Sahadu Dagadu Chakankar and others, registered at the Office of the Sub Registrar Mulshi at Sr. No. 2381/1992.
- d] Copy of Agreement dated 15.06.1997 by Shri. Sahadu Dagadu Chakankar and others in favour of Sou. Sonali Rajesh Patil.
- e] Copy of Sale Deed dated 25.06.2001 by Shri Sahadu Dagadu Chakankar and others in favour of Sou. Sonali Rajesh Patil registered at the Office of the Sub Registrar Haveli No. 4 at Sr. No. 7209/2001.
- f] Copy of Development Agreement dated 04.03.2003 by Shri Sahadu Dagadu Chakankar and others in favour of Sou. Ratnaprabha Ramchandra Mate, registered at the Office of the Sub Registrar Haveli No. 4 at Sr. No. 1885/2003.
- g] Copy of Power Of Attorney dated 04.03.2003 by Shri Sahadu Dagadu Chakankar and others in favour of Sou. Ratnaprabha Ramchandra Mate, registered at the Office of the Sub Registrar Haveli No. 4 at Sr. No. 1886/2003.
- h] Copy of Sale Deed dated 23.12.2008 by Shri. Vitthal Sahadu Chakankar and other in favour of Sou. Ratnaprabha Ramchandra Mate, registered at the Office of the Sub Registrar Haveli No. 7 at Sr. No. 8381/2008.
- i] Copy of Order of Sub Registrar under Appeal No. 18/2014.



- j] Copy of Gift Deed dated 08.10.2021 by Mrs. Sonali Rajesh Patil in favour of Ratnaparbha Ramchandra Mate, registered at the Office of Sub Registrar Haveli No. 4 at Sr. No. 12937/2021.
- k] Copy of Sale Deed dated 08.10.2021 by Mrs. Ratnaprabha Ramchandra Mate in favour of Virkar Developers, registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 12941/2021.
- l] Copy of Specific Irrevocable Power of Attorney dated 08.10.2021 by Mrs. Ratnaprabha Ramchandra Mate and another in favour of Virkar Developers, registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 12942/2021.
- m] Copy of Demarcation Plan.
- n] Copies of Zone Certificate dated 18.08.2021.
- o] Copy of Public Notice issued by Adv. Ajinkya Dabir on 03.09.2021 in daily Maharashtra Times and The Economic Times.
- p] Copies of replies to the Objection dated 01.10.2021 to the public notice of Adv. Ajinkya Dabir.
- q] Copy of the letter of Adv. Ajinkya Dabir dated 06.10.2021
- r] Search Report of Adv. Arif Nadaf dated 28.12.2022 and 11.09.2023
- s] Copy of IOD dated 12.09.2022
- t] Copy of Environmental Certificate dated 28.09.2022
- u] Copy of Title Opinion dated 30.12.2022
- v] Copies of Commencement Certificate bearing No.CC/0912/23 dated 24.07.2023 for Layout of Building and proposed building
- w] Sanctioned layout and building plans
- x] Copy of N.A.Order bearing No.NA.SR/291/2022 dated 17.08.2023
- y] Letter of Virkar Developers LLP dated 07.09.2023

3. Various 7/12 extracts and mutation entries as mentioned in para 2(a) and 2(b) above.

4. Search report for 30 years from 1994 till 2023.



2/- 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 is clear, marketable and without any encumbrances.

<u>Owners of the land</u>	
Virkar Developers LLP through its Partners – Shri Vikas Narayan Virkar and Shri Kaustubh Vikas Virkar	S.No.14/2/2/5 (part), Mouje Baner, Pune, admeasuring an area of 00 Hector 40.68 Are out of total area 00 Hector 74 Are

5. Qualifying comments / remarks if any : This title certificate is issued subject to what is stated in detail in my Title Opinion dated 13.09.2023 which is enclosed herewith as annexure.

3/- The report reflecting the flow of the title of the owner - Virkar Developers LLP through its Partners – Shri Vikas Narayan Virkar and Shri Kaustubh Vikas Virkar, on the said land is enclosed herewith as annexure.

Encl : Annexure (Title Report dated 13.09.2023)


[P.M.KHIRE]

Advocate



P. M. KHIRE
B.Sc. (Hons.) L.L.B.
Advocate

"SAKET"
44/54, Navsahyadri Society,
Parijat Lane, Karvenagar,
Pune - 411 052.
Tel. : 25420579 / 25462224
Email : pmkhire@gmail.com

Date : 13.09.2023

TITLE OPINION

To,
Virkar Developers LLP,
1st Floor, Matrubaug, Ganpati Chowk,
Agra Road, Kalyan (W) – 421301.

Sub. : Title Opinion in respect of property bearing S. No. 14/2/2/5
(part), Mouje Baner, Pune.

Sir,

I have investigated title to the captioned property and I have to
state in my opinion as under: -

1. LIST OF DOCUMENTS GIVEN FOR MY PERUSAL (ALL
XEROX COPIES) :-

- a] Copy of 7/12 extract of S. No. 14/2/2/5 for the year 1951-52 to 2015-2016.(Copies of 7/12 extract from 2016 to 2022 are not given for my perusal)
- b] Copies of Relevant mutation entries nos. 1301, 1732, 5805 (first page not available), 12473, 16831, 20507, 20178, 21916, 23241 and 23517.
- c] Copy of Partition Deed dated 27.08.1992 executed between Shri. Sahadu Dagadu Chakankar and others, registered at the Office of the Sub Registrar Mulshi at Sr. No. 2381/1992.
- d] Copy of Agreement dated 15.06.1997 by Shri. Sahadu Dagadu Chakankar and others in favour of Sou. Sonali Rajesh Patil.
- e] Copy of Sale Deed dated 25.06.2001 by Shri Sahadu Dagadu Chakankar and others in favour of Sou. Sonali Rajesh Patil



registered at the Office of the Sub Registrar Haveli No. 4 at Sr. No. 7209/2001.

- f] Copy of Development Agreement dated 04.03.2003 by Shri Sahadu Dagadu Chakankar and others in favour of Sou. Ratnaprabha Ramchandra Mate, registered at the Office of the Sub Registrar Haveli No. 4 at Sr. No. 1885/2003.
- g] Copy of Power Of Attorney dated 04.03.2003 by Shri Sahadu Dagadu Chakankar and others in favour of Sou. Ratnaprabha Ramchandra Mate, registered at the Office of the Sub Registrar Haveli No. 4 at Sr. No. 1886/2003.
- h] Copy of Sale Deed dated 23.12.2008 by Shri. Vitthal Sahadu Chakankar and other in favour of Sou. Ratnaprabha Ramchandra Mate, registered at the Office of the Sub Registrar Haveli No. 7 at Sr. No. 8381/2008.
- i] Copy of Order of Sub Registrar under Appeal No. 18/2014.
- j] Copy of Gift Deed dated 08.10.2021 by Mrs. Sonali Rajesh Patil in favour of Ratnaparbha Ramchandra Mate, registered at the Office of Sub Registrar Haveli No. 4 at Sr. No. 12937/2021.
- k] Copy of Sale Deed dated 08.10.2021 by Mrs. Ratnaprabha Ramchandra Mate in favour of Virkar Developers, registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 12941/2021.
- l] Copy of Specific Irrevocable Power of Attorney dated 08.10.2021 by Mrs. Ratnaprabha Ramchandra Mate and another in favour of Virkar Developers, registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 12942/2021.
- m] Copy of Demarcation Plan.
- n] Copies of Zone Certificate dated 18.08.2021.
- o] Copy of Public Notice issued by Adv. Ajikya Dabir on 03.09.2021 in daily Maharastra Times and The Economic Times.
- p] Copies of replies to the Objection dated 01.10.2021 to the public notice of Adv. Ajinkya Dabir.
- q] Copy of the letter of Adv. Ajinkya Dabir dated 06.10.2021



- r] Search Report of Adv. Arif Nadaf dated 28.12.2022 and 11.09.2023
- s] Copy of IOD dated 12.09.2022
- t] Copy of Environmental Certificate dated 28.09.2022
- u] Copy of Title Opinion dated 30.12.2022
- v] Copies of Commencement Certificate bearing No.CC/0912/23 dated 24.07.2023 for Layout of Building and proposed building
- w] Sanctioned layout and building plans
- x] Copy of N.A.Order bearing No.NA.SR/291/2022 dated 17.08.2023
- y] Letter of Virkar Developers LLP dated 07.09.2023

2. DESCRIPTION OF PROPERTY:

All that piece and parcel of land and ground situated within the Registration, Sub District, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, bearing S.No.14/2/2/5, Mouje Baner, Pune admeasuring as area of 00 Hector 40.68 Are from and out of the total area of 00 Hector 74 Are and bounded as per Sale Deed dated 08.10.2021 as under :-

On or towards the East : By S. No. 14/2/2/5 (part) affected by proposed DP Road and beyond it the existing DP Road of width 18 mtr.

On or towards the West : By S. No. 15, Baner

On or towards the North : By S. No. 14/1, Baner

On or towards the South : By S. No. 14/2/2/4, Baner

3. I had issued Title Opinion in respect of the captioned property on 30.12.2022 after perusing the documents mentioned therein. The said documents at that time were returned by me along with the said Title Opinion. The said Title Opinion dated 30.12.2022 is now shown to me without however the documents mentioned thereon. Copies of the documents pertaining to the transactions in respect of the captioned property are now shown to me. I am therefore giving this Title Opinion relying on my Title Opinion dated 30.12.2022 and relying on the same.



4. It is seen from the copy of 7/12 extract for the year 1951-52 to 1965-66 that the land bearing S. No. 14/2, totally admeasuring 09 Acre 09 Gunthe, Mouje Baner, Pune since prior to 1957 belonged to and was owned by Shri. Narayan Vithu Lande. His name was recorded in 7/12 extract by mutation entry no.462. Copy of the said mutation entry is not given for my perusal. Copies of 7/12 extract from 2016 to 2022 and mutation entries bearing numbers 21628, 21744, 21757, 21916 are not given for my perusal and this Title Opinion is given subject to the same.

5. It is seen from copy of Mutation Entry No. 1301 dated 11.09.1957 that Shri. Narayan Vithu Lande expired on 12.08.1957 leaving behind him his wife- Geetabai, son Laxman and three daughters namely - Mrs. Drupadabai Sakharam Parandkar, Mrs. Manjula Sakharam Kudle and Miss Bhamabai Narayan Lande as his only legal heirs. Names of the said heirs were recorded in 7/12 extract by the said mutation entry.

6. It is seen from copy of Mutation Entry No.1732 dated 28.08.1973 that Smt. Geetabai Narayan Lande, Shri. Laxman Narayan Lande and three daughters namely - Mrs. Drupadabai Sakharam Parandkar, Mrs. Manjula Sakharam Kudale and Miss Bhamabai Narayan Lande executed a registered Sale Deed of the said land bearing S. No. 14/2 in favour of Shri. Sahadu Dagadu Chakankar. The said Sale Deed appears to be registered at the Office of Sub Registrar Haveli No.1 at Serial No.343/1968. Name of the said owner was recorded in 7/12 extract by the said mutation entry. Copy of said Sale Deed is not given for my perusal and this Title Opinion is given subject to the same.

7. It is seen from the copy of Mutation Entry No 5805 (first page not available) and from copy of Partition Deed dated 27.08.1992 that partition took place in between Shri. Sahadu Dagadu Chakankar and his five sons. Accordingly S. No.14/2 was divided into different portions. Accordingly the area admeasuring 74 Are along with other



lands were allotted to the share of Shri. Vitthal Sahadu Chakankar from and out of S. No.14/2 which was given S. No.14/2/2/5. Therefore new 7/12 extract was opened and name of Shri. Sahadu Dagadu Chakankar was recorded in 7/12 extract of S. No.14/2/2/5 for area admeasuring 74 Are by Mutation Entry No.5805. The said Partition Deed is registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 3811/1992 on 09.09.1992. First page of Mutation Entry No. 5805 is not given for my perusal..

8. It is seen from copy of Mutation Entry No.12473 dated 21.09.2001 and from copy of Sale Deed dated 25.06.2001 that Shri. Vitthal Sahadu Chakankar (for self and for sons Navnath and Sandeep), Sou. Kalpana Vitthal Chakankar, Shri. Navnath Vitthal Chakankar, Shri. Sandeep Vitthal Chakankar through their Power of Attorney Holder Shri. Ramchandra Shankarrao Mate (copy of said POA is not given for my perusal) sold a portion admeasuring 17.5 Are from and out of total area admeasuring 74 Are from S.No.14/2/2/5 to Sou. Sonali Rajesh Patil. The said Sale Deed is registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 7209/2001. The said Sale Deed is signed by POA holder of vendors and purchaser Shri. Ramchandra Shankarrao Mate. It is mentioned in the said Sale Deed that the said land is in Residential Zone at the time of Sale Deed. It is further seen from copy of Agreement dated 15.06.1997 (attached to the abovementioned Sale Deed) that Shri. Vitthal Sahadu Chakankar, Sou. Kalpana Vitthal Chakankar, Shri. Navnath Vitthal Chakankar, Shri. Sandeep Vitthal Chakankar had earlier agreed to sell area admeasuring 17.5 Are from and out of total area admeasuring 74 Are from S.No.14/2/2/5 to Sou. Sonali Rajesh Patil. Copy of Power of Attorney to Shri. Ramchandra Shankarrao Mate is not given for my perusal.

9. It is seen from copy of Development Agreement dated 04.03.2003 that Shri. Vitthal Sahadu Chakankar (for self and as karta and manager of HUF), Sou. Kalpana Vitthal Chakankar (for self and



for minor child Sandeep), Shri. Nitin Vitthal Chakankar and Shri. Sandeep Vitthal Chakankar with consent of Arjun Kashinath Chakankar, Shri. Baban Sahadu Chakankar, Shri. Nivrutti Sahadu Chakankar and Shri. Haribhau Sahahdu Chakankar granted development rights for area admeasuring 56.5 Are from and out of S.No.14/2/2/5 totally admeasuring 74 Are in favour of Mrs. Ratnaprabha Ramchandra Mate. The said Development Agreement is registered at the office of the Sub- Registrar Haveli No. 7 at Serial No.1885/2003. It is mentioned in the said sale deed that land is being sold for necessity of the family and for education of minor. It is seen from copy of said Development Agreement that the Stamp Duty of Rs.44,000/- was paid by Mrs. Ratnaprabha Mate. It is seen from copy of Power of Attorney dated 04.03.2003 that Shri. Vitthal Sahadu Chakankar, Sou. Kalpana Vitthal Chakankar (for self and for minor child Sandeep), Shri. Nitin Vitthal Chakankar, Shri. Sandeep Vitthal Chakankar executed Power of Attorney for area admeasuring 56.5 Are in favour of Shri. Ramchandra Shankarrao Mate. The said Power of Attorney is registered at the Office of Sub Registrar Haveli No. 4 at Serial No.1886/2003. It is seen from the copy of Power of Attorney that the rights to sell the portion admeasuring 56.5 Are of S.No.14/2/2/5 of the land are given to Shri. Ramchandra Mate.

10. It is seen from copy of Mutation Entry No.21916 dated 07.01.2019 and copy of Sale Deed dated 23.12.2008 that Shri. Vitthal Sahadu Chakankar (for self and as HUF of his family), Sou. Kalpana Vitthal Chakankar, Shri. Nitin Vitthal Chakankar, Shri. Sandeep Vitthal Chakankar through Power of Attorney holder Shri. Ramchandra Ramchandra Mate sold area admeasuring 56.5 Are i.e. 5650 Sq. mtrs. from and out of S.No.14/2/2/5 totally admeasuring 74 Are in favour of Sou. Ratnaprabha Ramchandra Mate. The said Sale Deed is registered at the Office of Sub Registrar Haveli No. 7 at Serial No.8381/2008. Name of the said purchaser was recorded in 7/12 extract by the Mutation Entry No.16831 dated 04.03.2010.



11. a] It is further seen from copy of Mutation Entry No.20178 dated 06.02.2015 and copy of Sale Deed dated 08.10.2021, that Mrs. Ratnprabha Ramchandra Mate had claimed deduction of stamp duty to the extent of Rs.44,000/- on the ground that the stamp duty of Rs.44,000/- was paid by her on the Development Agreement dated 04.03.2003. Accordingly to the Authorities under Bombay Stamp Act, the Mrs. Ratnprabha Ramchandra Mate was not entitle to claim the adjustment of Rs.44,000/- because the agreement of development was not recognized for the purpose of claiming the deduction in the payment of stamp duty according to the provisions of Bombay Stamp Act. Accordingly, on 04.07.2014, an order came to be passed by the Authorities under Bombay Stamp Act, by which Mrs. Ratnprabha Ramchandra Mate was directed to pay the deficit stamp Duty of Rs.10,86,500/- and effect of the said was recorded in 7/12 extract by the said mutation entry. (Copy of the said Order is not given for my perusal) and penalty of Rs.16,08,020/- was also charged.

b] It is seen from copy of Order dated 29.11.2014 that Mrs. Ratnprabha Ramchandra Mate preferred an Appeal before the Appellate Authority under Bombay Stamp Act which was numbered as Appeal No.18/2014. However, the Appellate Authority also, by its order dated 29.11.2014, was pleased to dismiss the said appeal thereby upholding the Order that was passed by the Authority under Bombay Stamp Act.

c] It is further seen from copy of Mutation Entry No. 20507 dated 14.10.2015 that 'the remark of encumbrance of stamp amount' and charge thereof was removed as amount was paid by Mrs. Mate and accordingly charge of the said Amount was deleted by the said mutation entry. Mrs. Ratnprabha Ramchandra Mate had informed the Authorities under Bombay Stamp Act that she wanted to Challenge the Order passed by the Appellate Authority in Hon'ble High court, by way of Writ Petition, and that no coercive action of Confiscation of the property be taken against her. However later on, Mrs. Ratnprabha Ramchandra Mate paid the amount of Stamp Duty and Penalty to the



tune of Rs.26,94,520/- as directed by the Authorities under Bombay Stamp Act under protest, on 18.02.2015. It is also mentioned in the sale deed that on account of payment of deficit stamp duty and penalty (which was calculated by the Authorities under Bombay Stamp Act) by Mrs. Ratnaprabha Ramchandra Mate under protest, her title to the said property became clean and clog on account of the order passed by the Authorities under Bombay Stamp Act, stood removed. By Mutation Entry No.20507 dated 14.10.2015 the remark of encumbrance of stamp amount was deleted by the said mutation entry.

12. It is further seen from copy of Gift Deed dated 08.10.2021 that Sou. Sonali Rajesh Patil (before marriage name Sonali Ramchandra Mate) gifted area admeasuring 17.5 Are from and out of total area admeasuring 74 Are from S.No.14/2/2/5 to (Mother) Sou. Ratnaprabha Ramchandra Mate. The said Gift Deed is registered at the Office of Sub Registrar Haveli No. 4 at Serial No.12937/2001. It is further seen from the copy of Zone Certificate dated 18.08.2021 (attached to the Gift Deed) that the captioned land is in Residential Zone and affected by 18 mtr. road.

13. Thus by virtue of above mentioned Gift Deed Sou. Ratnaprabha Ramchandra Mate in addition to her initially owned land admeasuring 56.50 Are, also acquired the ownership and possession of the remaining land admeasuring 17.5 Are in S.No.14/2/2/5 and therefore is the owner of total area admeasuring 74 Are.

14. It is seen from copy of Mutation Entry No.23241 dated 15.12.2021 and copy of Sale Deed dated 08.10.2021 that Sou. Ratnaprabha Ramchandra Mate with consent of Mrs. Sonali Rajesh Patil and Mrs. Madhuri Ranjeet Patil (who are daughter of Ratnaprabha Mate) sold a portion admeasuring 40.68 Are (Western side) from and out of total area admeasuring 74 Are from S.No.14/2/2/5 to Virkar Developers LLP through its partners - Shri.



Vikas Narayan Virkar, Shri. Kaustubh Vikas Virkar and Shri. Sandip Ramchandra Tamhane. The said Sale Deed is registered at the Office of Sub Registrar Haveli-4 at Serial No. 12941/2021. Name of the said purchaser was recorded in 7/12 extract by the said mutation entry. It is further seen from copy of Specific Irrevocable Power of Attorney dated 08.10.2021 that Sou. Ratnaprabha Ramchandra Mate and Mrs. Sonali Rajesh Patil executed Power of Attorney in favour of Vikas Virkar and Kaushtubh Virkar, partners of - Virkar Developer LLP. The said Power of Attorney is registered at the Office of Sub Registrar Haveli No. 4 at Serial No. 12942/2021. It is further seen from copy of Sale Deed that Certificate of Incorporation of Virkar Developers LLP is registered under Limited Liability Partnership Act, 2008.

15. It is seen from copy of Mutation Entry No. 23517 dated 07.12.2022 that Mr. Sandeep Ramchandra Tamhane retired from Virkar Developers LLP through Deed of Retirement on 07.02.2022, therefore his name was deleted as partner of Virkar Developers LLP from 7/12 extract by the said mutation entry.

16. It is seen from copy of Zone Certificate (attached to Sale Deed dated 08.10.2021) dated 18.08.2021 that S.No.14/2/2/5 was designated in Residential Zone and affected by 18 mtr. road.

17. Public Notice –

(i) It is seen from the copy of Public Notice dated 19.08.2021, in daily Maharashtra Times and The Economic Times by Advocate Ajinkya Vilas Dabir and Adv. Kailash Thorat and (ii) from copies of replies given to objections (copies whereof are not given to me) raised by 1) Shri. Somnath Chakankar (through Adv. Venkatesh Dasa) and 2) Vaibhavi Sunil Patil (through Adv. Amruta Mehendale) that objections were regarding the demarcation of the land. It appears that the said objections were raised regarding demarcation of the land bearing S.No.14/2. It is further seen from copy of the said replies that in the year 2016 owner had carried out the demarcation and revenue



authorities were pleased to issue the demarcation map. It was not challenged by Shri. Somnath Chakankar. As per the replies the said objector seems to be in the habit of raising untenable objections. (iii) It further appears from the letter of Advocate Ajinkya Dabir dated 06.10.2021 that except above mentioned two objection he has not received any other objection regarding the said land. This Opinion is given subject to the same.

18. In the search of Index No.II registers of Advocate Arif M. Nadaf dated 28.12.2022, the entry regarding Consent Deed : dated 04.03.2003 executed by and between Vitthal Sahadu Chakankar, Kalpana Vitthal Chakankar for herself and natural guardian of Sandip, Nitin Vitthal Chakankar in favour of Ratnaprabha Ramchandra Mate with respect to the said property area admeasuring 5650 Sq. mtrs. and same is registered at the office of Sub Registrar Haveli-4 at Serial No. 1887/2003. However copy of the said Consent Deed is not given for my perusal and this Opinion is given subject to the same.

19. By IOD dated 12.09.2022 the Pune Municipal Corporation has permitted the Virkar Developers LLP to obtain environmental clearance.

The Environmental Clearance for the said project was obtained from the State Environment Impact Assessment Authority (SEIAA), Maharashtra vide No.EC22B038MH185554 dated 28.09.2022 to the submitted proposal No.SIA/MH/MIS/276012/2022 dated 02.06.2022 of Virkar Developers LLP.

20. The plans of the layout and the proposed building/s to be constructed on the captioned property are sanctioned by the Pune Municipal Corporation vide Commencement Certificate bearing No.CC/0912/23 dated 24.07.2023.

The permission for non agricultural use of the said land has been obtained from the Collector vide Order bearing No.NA.SR/291/2022 dated 17.08.2023.



21. It is seen from the letter dated 07.09.2023 of Virkar Developers LLP that all the units are yet unsold. It is further stated in the said letter that it has not created any encumbrance/mortgage on the said property or on the remaining flats/shops in the said building/s. There is no dispute or litigation pending in any court / tribunal / authority regarding the said property.

22. I caused the search of Index No. II registers at the office of the Sub-Registrars for the last 30 years in respect of the captioned property and no document evidencing any subsisting mortgage, charge or encumbrance was found recorded from the available registers. On the basis of the same and on the basis of the documents given for my perusal and subject to whatever stated hereinabove, I am of the opinion that the title of Virkar Developers LLP through its Partners – Shri Vikas Narayan Virkar and Shri Kaustubh Vikas Virkar to the captioned property is clean, clear and marketable without any encumbrance whatever.

All the documents are returned herewith.

Yours faithfully,



[P. M. KHIRE]
ADVOCATE