



अॅड. संगीता गणपत लांडगे

बी.ए.एल.एल.बी

खराबवाडी, ता.खेड, जि.पुणे-410501 मोबा.: 7522949269

FORMAT A

(Circular No. 28/2021)

TO,

MahaRERA,

Mumbai.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Gat No. 1389 (Old 3412), 1387(Old 3414), 1384 (Old 3417), 1404(Old 3397), 1382(Old 3419), 1394 (Old 3407), 1393 (Old 3408), 1406 (Old 3395), 1405 (Old 3396), 1386 (Old 3415), 1388 (Old 3413), 1383 (Old 3418), 1403 (Old 3398), 1395 (Old 3406) Situated at village Chakan, Tal. Khed, Dist. Pune. (hereinafter referred as the said plot) for B building Sara Kasturi

I have investigated documents produce before me the title of the said land on the request Jagrut Sara Structure LLP(old name Sara Builders and Developers) and following documents i.e.

1. Description of property as under:

Gat No. 1389 (Old 3412), & Others Situated at village Chakan, Tal. Khed, Dist. Pune.

2. The documents of allotment of land as under:

- A. The Xerox copy of 7/12 extract in respect of Gat No. 1389 (old 3412), & others Situated at village Chakan, Tal. Khed, Dist. Pune.
- B. The Xerox copy of Mutation entry no. 12456, 13019, 9213, 9311 etc.
- C. The Xerox copy of registered Deed of Rlingquishment , bearing no. 916/2007,
- D. The Xerox copy of registered Deed of Rlingquishment , bearing no. 5912/2008,
- E. The Xerox copy of registered sale deed in respect of land executed by Indubai Dnyaneshwar Shevkari & Ganesh Dnyaneshwar Shevkari & others in favour of M/s Sara Towers Pvt. Ltd, bearing no. 888/2014.
- F. The Xerox copy of registered sale deed in respect of land executed by of M/s Sara Towers Pvt. Ltd through its Partner Shri Nilesh Sitaram Agrawal in favour of Sara Builders & Developers, through its Partner Shri Rupesh Sitaram Agrawal, bearing no. 200/2015.
- G. The Xerox copy of registered Deed Morgaged properties by Janata Sahakari Bank Ltd, Pune. In favour of Sara Builders & Developers. bearing no. 3880/2018
- H. The Xerox copy of related N. A. Ordes & Project Report & Permissions/ Approvals.

3. 7/12 Extract issued by Talathi office, Chakan of Mutation entry no. 12456, 13019, 9213, 9311.
4. Search Report for 30 years from 1991 till 2021.

The above said land Gat No. 1389 (Old 3412), 1387(Old 3414), 1384 (Old 3417), 1404(Old 3397), 1382(Old 3419), 1394 (Old 3407), 1393 (Old 3408), 1406 (Old 3395), 1405 (Old 3396), 1386 (Old 3415), 1388 (Old 3413), 1383 (Old 3418), 1403 (Old 3398), 1395 (Old 3406) Situated at village Chakan, Tal. Khed, Dist. Pune Mortgaged with Janata Sahakari Bank Ltd, Pune vide no 3880/2018 dated 07/08/2018.

On perusal of the above mentioned documents and all others relevant documents relating to title of the said property I am on the opinion that of following request Jagrutsara Structure LLP (old name Sara Builders and Developers) is clear, marketable and with without any encumbrance.

Owner of the land:

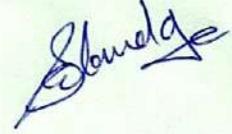
Jagrutsara Structures LLP (old name Sara Builders and Developers)

The Report reflecting the flow of the title of the Jagrutsara Structure LLP (old name Sara Builders and Developers) on the said land gat no. is enclosed herewith as annexure.

Sara Builders and Developers Now known as Jagrutsara Structures LLP Vide MCA LLP identification no. AAQ-8155.

Encl. : Annexure

Date: 06/01/2022



अॅड. संगीता गणपत लांडगे

FORMAT A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

I was called upon to submit my Search & Title report, regarding the land Gat No. 1389 (Old 3412), 1387(Old 3414), 1384 (Old 3417), 1404(Old 3397), 1382(Old 3419), 1394 (Old 3407), 1393 (Old 3408), 1406 (Old 3395), 1405 (Old 3396), 1386 (Old 3415), 1388 (Old 3413), 1383 (Old 3418), 1403 (Old 3398), 1395 (Old 3406) of village Chakan, Tal. Khed, Dist. Pune. Accordingly, I submit my report as under.

1. An agricultural land bearing Gat No. 1389 (Old 3412) & others admeasuring oo Hector and 21 Ars, assessed to land revenue at 00 Rs. 66 Ps., situate at village Chakan, Tal. Khed, Dist. Pune, which is now non-agricultural plot, admeasuring 2100 Sq. Mtrs is the subject matter of this report.s
2. I have scrutinized the 7/12 extracts of the subject matter land, related Mutation Entries, related Transaction Deeds, related N. A. Order & Project Report & Permissions/Approvals.
3. I have personally taken a thorough search in the Office of Sub- Registry, Khed, by perusing the Index-II registers for the last 30 years and noted down all the entries made therein regarding the registered transactions in respect of the subject matter land.
4. It reveals from the record and documents, the said land originally belonged to the joint Hindu family of all the legal heirs of deceased Shivram Shevkari comprising of Dnyaneshwar Shivram Shevkari, Narmadabai Murlidhar Waghole, Bhagwan Malibhau Lendghar, Vasudeo Malibhau Lendghar, which was their ancestral property, which they had inherited from deceased Shivram Shevkari, which was recorded in their names in the record of rights.
5. It further reveals from the record and documents that, Narmadabai Murlidhar Waghole, Bhagwan Malibhau Lendghar, Vasudeo Malibhau Lendghar, have released their right & share in the said land in favour of Dnyaneshwar Shivram Shevkari, by virtue of a Deed of Rlingquishment dt. 24/10 2007, since then they have no concern remained in the said land, in accordance of which their names have been deleted from the record of rights of the said land.
6. It further reveals from the record and document that, since the said Deed of Rlingquishment Dnyaneshwar Shivram shevkari, was the exclusive & absolute owner of the said land, whose title over the same was lawful, valid& perfect, which stood in his name till his lifetime.

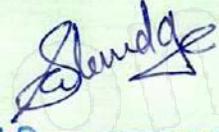
7. It further reveals from the record and document that, after the demise of Dnyaneshwar Shivram Shevkari, the said land devolved upon all his legal heirs viz. Indubai Dnyaneshwar Shevkari, Ganesh Dyaneshwar Shevkari, Vasanti Vasudeo Lendghar, Alka Dyaneshwar Waghule, Asha Rajendra Wavhal, Savita Ramdas Gaikwad, by succession and accordingly entered in their names in the record of rights.
8. It further reveals from the record and document that, Vasanti Vasudeo Lendghar, Alka Dyaneshwar Waghule, Asha Rajendra Wavhal, Savita Ramdas Gaikwad, have relinquished their respective shares in the said land to Ganesh Dnyaneshwar Shevkari & Indubai Dnyaneshwar Shevkari, by virtue of deed of Relinquishment Dt. 1/9/2008, which has been registered in the office of Sub-Registry at Sr. No. 5912/2008, and accordingly their names have been deleted from the record of rights, since then the said land belonged exclusively to Ganesh Dnyaneshwar Shevkari & Indubai Dnyaneshwar Shevkari.
9. It further reveals from the record and document that, Indubai Dnyaneshwar Shekari & Ganesh Dnyaneshwar Shevkari a/w their family member Savita Ganesh Shevkari have sold the said entire land to M/s Sara Towers Pvt. Ltd., Aurangabad, through its Partner Shri Rupesh Sitaram Agrawal, by virtue of a Sale Deed Dt. 31/1/2014, which has been registered in the office of Sub-Registry, Khed at Sr. No. 888/2014. So by virtue of which the title of the said land is vested in M/s Sara Towers Pvt. Ltd. Aurangabad, on the basis of which the said land has been mutated in its name by virtue of Mutation Entry No. 12456.
10. It further reveals from the record and document that, M/s Sara Tower Pvt. Ltd, Aurangabad, through its Partner Shri. Nilesh Sitaram Agrawal have sold the said entire land by virtue of a Sale Deed Dt. 31/12/2014, which has been registered in the office of Sub-Registry, Khed at Sr. No. 200/2015 to Sara Builders & Developers, through its Partner Shri Rupesh Sitaram Agrawal. So by virtue of which the title of the said entire land is vested in Sara Builders & Developers, Aurangabad, on the basis of which the said land is mutated in its name by virtue of Mutation Entry No. 13019.
11. It further reveals from the record and document that, no further transaction in respect of the aforesaid land has taken place, which goes adverse to tile of Sara Builders & Developers over the said land.

12. The above said land Gat No. 1389 (Old 3412), 1387(Old 3414), 1384 (Old 3417), 1404(Old 3397), 1382(Old 3419), 1394 (Old 3407), 1393 (Old 3408), 1406 (Old 3395), 1405 (Old 3396), 1386 (Old 3415), 1388 (Old 3413), 1383 (Old 3418), 1403 (Old 3398), 1395 (Old 3406) Situated at village Chakan, Tal. Khed, Dist. Pune Mortgaged with Janata Sahakari Bank Ltd, Pune vide no 3880/2018 dated 07/08/2018.

It further reveals from the record and documents that, the title of Sara Builders & Developers, Aurangabad over the said entire land by virtue of aforesaid Sale Deed is lawful, valid & perfect, as well undisturbed till today & free from encumbrances & charges, as well transferable & marketable too, as well without any legal impediment.

Search report for 30 years from 1991 TO 2021 taken from Sub-registrar office at Khed.

This report submitted on this 08 day of Jan. 2022 at Rajgurunagar (Pune) under my seal and Signature.


अॅड. संगीता गणपत लांडगे

Housiey.com