

ADV. ANIL T. TAMBE

(B.Com. LL.B. D.L.L & L.W.)

OFFICE : Shree Towers, Office No. 03, First Floor, S. No. 156/2, Plot No. 3.
Pune Solapur Road, Hadapsar, Pune - 411 028

Tel. No. : 020 - 26871210,

e-mail - advaniltambe@gmail.com

FORMAT - A
Circular No. 28/2021

To,
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of S. No. 12/5B of village Undri, Tal. Haveli Dist. Pune (Hereinafter referred as the said Property/Plot).

I have investigated the title of the said properties on the request of Divine Buildcon through its partner Mr. Dattatray Madhukar Bhangire and following documents i.e.

1) DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of land or ground falling in Residential Zone an area admeasuring **00 H 39 R** out of an area **00 H 70 R** out of entire area **00 H 05 R + P. K. 01 H 18 R** i.e. **00 H 23 R** assessed at **00 Rs. 23 Paise** of **S. No. 12 Hissa No. 5B** of land being situate, lying and being at Revenue **Village Undri**, within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation of Pune & which is bounded as under:

On or towards the

East : By property of Mr. Bahuddin Qureshi out of said S. No. 12/5B
South : By property of Kolte Patil
West : By property of Babu Shinde
North : By 24 Mtrs. Road

2) The documents of allotment of properties.

I.	Copy of 7/12 extract of S. No. 11/5B for the year 1971-72 to 1989-90
II.	Copy of 7/12 extract of S. No. 12/5B for the year 1990-91 to 2009-10
III.	Copy of 7/12 extract of S. No. 12/5B for the year 2010-2011 to 2015-2016
IV.	Copy of 7/12 extract of S. No. 12/5B for the year 2019-20
V.	Copy of 7/12 extract of S. No. 12/5B for the year 2016-17 to 2020 till date
VI.	M. E. No's 422A, 929, 1085, 1428, 1470, 1829, 3792, 8015, 8206, 8502, 9314, 9847, 10738, 11261, 11518
VII.	Copy of Release Dee dated 19/10/1995 executed by Muktabai Ramchandra Kapre (Releaser) in favour of Mr. Sopan Nivrutti Hole (Releasee) which was duly registered at the Office of Sub Registrar Haveli No. 3 at Sr. No. 8648/1995
VIII.	Copy of Sale Deed dated 28/09/2018 executed between Mr. Sopan Nivrutti Hole & Others (Vendors) and A. S. Enterprises Promoters & Developers through their Partners (Purchasers) which was duly registered at the Office of Sub Registrar Haveli No. 12 at Sr. No. 11766/2018



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IX.	Copy of Power of Attorney given by Mr. Sopan Nivrutti Hole & Others (Vendors) in favour of A. S. Enterprises Promoters & Developers through their Partners (Purchasers) which was duly registered at the Office of Sub Registrar Haveli No. 12 at Sr. No. 11767/2018
X.	Copy of Confirmation Deed dated 26/03/2019 to Sale Deed dated 28/09/2018 executed between Mr. Govind Rambhau Hole (Vendors) and A. S. Enterprises Promoters & Developers through their Partners (Purchasers) which was duly registered at the Office of Sub Registrar Haveli No. 16 at Sr. No. 4879/2019
XI.	Copy of Confirmation Deed dated 21/01/2020 to Sale Deed dated 28/09/2018 executed between Mrs. Alka Tukaram Shinde (Vendors) and A. S. Enterprises Promoters & Developers through their Partners (Purchasers) which was duly registered at the Office of Sub Registrar Haveli No. 12 at Sr. No. 1164/2020
XII.	Development Agreement dated 08/12/2020 executed between A. S. Enterprises (Owners) and Divine Buildcon (Owners/Vendors) for an area admeasuring 39 R which was duly registered at the Office of the Jt. Sub Registrar Haveli No. 3 at Sr. No. 7979/2020;
XIII.	Irrevocable Power of Attorney dated 08/12/2020 to Development Agreement dated 08/12/2020 executed between A. S. Enterprises (Owners) and Divine Buildcon (Owners/Vendors) for an area admeasuring 39 R which was duly registered at the Office of the Jt. Sub Registrar Haveli No. 3 at Sr. No. 7980/2020;
XIV.	Copy of Paper Notice published in daily news Paper Prabhat through Adv Anil T. Tambe on 13/08/2020 together with NO Objection Certificate.
XV.	Copy of Order dated 22/05/2006 passed by Tahasil Office Haveli under No. Hon/Kavi/2594/2005
XVI.	Copy of Order dated 21/03/2007 passed by Sub Divisional Office Sub Division Pune under No. RTS/Appeal/101/2007
XVII.	Copy of Order dated 17/03/2008 passed by Tahasil Office Haveli under No. Hon/Kavi/1303/2008
VIII.	Copy of Order dated 29/03/2012 passed by Add. Collector Pune under No. RTS/2/Appeal/718/2010
XIX.	Copy of PMC Commencement Certificate No. CC/2183/22 dated 18/11/2022
XX.	Copy of Sanctioned Building Plan by Pune Municipal Corporation in Commencement Certificate No. CC/2183/22 dated 18/11/2022
XXI.	Copy of NA order by Office of the Collector Pune (Revenue Branch) PMC/NOC/SR/17/2022 dated 12/1/2023.
XXII.	Copy of NOC for construction from Head Quarter SWAC Air force 26 th May 2022



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XIII.	Copy of Partnership Deed dated 26/2/2020 dated of Divine Buildcon
XIV.	Copy of Deed of Reconstitution of Partnership Deed dated 20/9/2021

4) Search Report for 33 Years from 1991 to 2023 till date.

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 A.S. Enterprises Promoters and Developers through Partners (1-A) Mr. Bahuddin Abdul Salam Qureshi, (1-B) Mr. Valiuddin Abdul Salam Qureshi, (1-C) Farida Abdul Salam Qureshi, (1-D) Mubarak Parveen Mohammed Jafar Qureshi (2) Bahuddin Abdul Salam Qureshi and (3) Mr. Valiuddin Abdul Salam Qureshi is clear, marketable and without any encumbrances.

Divine Buildcon through its partner Mr. Dattatray Madhukar Bhangire is holding development rights through A.S. Enterprises Promoters and Developers through Partners (1-A) Mr. Bahuddin Abdul Salam Qureshi, (1-B) Mr. Valiuddin Abdul Salam Qureshi, (1-C) Farida Abdul Salam Qureshi, (1-D) Mubarak Parveen Mohammed Jafar Qureshi (2) Bahuddin Abdul Salam Qureshi and (3) Mr. Valiuddin Abdul Salam Qureshi of land an area admeasuring 00 H. 54 R. out of S. No. 162 Hissa No. 9/1 and an area admeasuring 00 H. 39 R. out of S. No. 12 Hissa No. 5B situated at village Undri, Tal. Haveli, Dist. Pune.

The Report reflecting the flow of Divine Buildcon through its partner Mr. Dattatray Madhukar Bhangire on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 02/03/2023



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FORMAT 'A'

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FLOW OF THE TITLE OF THE SAID LAND.

1) HISTORY AND FLOW OF TITLE TO S. NO. 12, HISSA NO. 5B OF VILLAGE UNDRI, TAL. HAVELI, DIST. PUNE :

- a) As seen from revenue record & perusal of 7/12 extract it reveals that, as per Phalani Namuna No. 12 old S. No. 11 Hissa No. 5+8 an area 05 Acer 24 Gunthe assessed at 10 Rs. 08 Paise has been assigned on the name of Mr. Dhondi Gopala Hole & therefore his name was recorded to the 7/12 extract by **M. E. No. 422A** as his absolute ownership property;
- b) After perusal of **M. E. No. 929** it reveals that, Mr. Dhondi Gopala Hole died intestate on 30/03/1952 leaving behind his legal heirs son Mr. Mahadu, Mr. Shankar, Mr. Rambhau, Mr. Baburao, & Mr. Laxman & accordingly name of Mr. Mahadu (For 3 Aane 3 Pai), Mr. Shankar (For 3 Aane 3 Pai), Mr. Rambhau (For 3 Aane 2 Pai), Mr. Baburao (For 3 Aane 2 Pai), & Mr. Laxman (For 3 Aane 2 Pai) were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 1952;
- c) After perusal of **M. E. No. 1085** it reveals that, Mr. Mahadu Dhondiba Hole died intestate on 15/02/1956 leaving behind his legal heirs Mr. Genaba, Mr. Murlidhar, Mr. Heeraman, Mr. Harichand, Mr. Dattu, Mr. Namdeo, Mr. Popat Mahadu Hole & accordingly name of Mr. Genaba Mahadu Hole was recorded to the 7/12 extract as a manager & Karta of HUF by aforesaid mutation which came to be certified on or about 1956;
- d) After perusal of **M. E. No. 1428** it reveals that, Mr. Rambhau Dhondiba Hole died intestate on 11/09/1961 leaving behind his legal heirs son Mr. Govind Rambhau Hole & Others & accordingly name of Mr. Govind Rambhau Satav was recorded to the 7/12 extract as a manager & Karta of HUF by aforesaid mutation which came to be certified on or about 1961;
- e) After perusal of **M. E. No. 1470** it reveals that, Mr. Govind Rambhau Hole & others had partitioned the said land S. No. 11/5B along with certain other S. No's & as per Partition S. No. 11/5B was kept in common & therefore said effect was given the 7/12 extract by aforesaid mutation which came to be certified on or about 1963;
- f) After perusal of **M. E. No. 1829** it reveals that, Mr. Baburao Dhondiba Hole & others had partitioned the said land S. No. 11/5B along with certain other S. No's & as per Partition S. No. 11/5B was given in Partition to Mr. Nivrutti Baburao Hole & therefore name of Mr. Nivrutti Baburao Hole was recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 1975;
- g) After perusal of **M. E. No. 3792** it reveals that, the Wadachi Wadi under Revenue Village Undri has been separated as per the Notification of Govt. of Maharashtra through Additional District Collector, Pune bearing No. General/Sr./23, dated 09/09/1977 and therefore Separate Akkarbandh and Hissa form has been prepared, and therefore S. No. 11 of Village Undri has been changed as New S. No. 12 of



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Village Undri and new 7/12 extract which came to be certified on or about 08/01/1991;

- h) After perusal of **M. E. No. 8015** it reveals that, as per Order of Hon'ble Tahasildar Saheb Taluka Haveli under No. Hon/ Kavi/2594/2005 dated 22/05/2006, the area of S. No. 12 (Old S. No. 11) was wrongly recorded when the seperate Akkarbandh & Hissa Form has been prepared & therefore as per the direction given to add difference area of 01 H 18 R in S. No. 12/5 by aforesaid mutation which came to be certified on or about 22/06/2006;
- i) After perusal of **M. E. No. 8206** it reveals that, as per Order of Hon'ble Sub Divisional Officer Sub Division Pune under No. RTS/Appeal/101/2007 dated 21/03/2007, the difference area of 01 H 18 R was added in the name of Mr. Nivrutti Baburao Hole of old S. No. 11/5B new S. No. 12/5B instead of S. No. 12/5A as per Order of 8015 & the said effect was given to the 7/12 extract by aforesaid mutation which came to be certified on or about 28/03/2007;
- j) After perusal of **M. E. No. 8502** it reveals that, Mr. Nivrutti Baburao Hole died intestate on 14/02/2008 leaving behind his legal heirs Mr. Sopan Nivrutti Hole, Mr. Balu Nivrutti Hole, Mr. Chandrakant Nivrutti Hole, daughter Mrs. Muktabai Ramchandra Kapre & as the daughter Mrs. Muktabai Ramchandra Kapre already released her undivided share, right, title, interest in the said land in favour of her brother Mr. Sopan Nivrutti Hole vide Release Deed dated 19/10/1995 which was duly registered at the office of Sub Registrar Haveli No. 3 at Sr. No. 8648/1995 the name of only son's were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 24/04/2008;
- k) After perusal of **M. E. No. 9314** it reveals that, Mr. Sopan Nivrutti Hole & Others sold an area 17 R out of S. No. 12/5B to M/s Gagan Solace Paces through their Partners by Sale Deed dated 28/12/2010 which was duly registered at the Office of Sub Registrar Haveli at Sr. No. 11816/2010 & accordingly name of purchaser were recorded to the 7/12 extract by aforesaid mutation which came to be certified as per the Order of Circle Officer Hadapsar under No. Takrar/SR/39/2011 dated 07/07/2011 on or about 09/09/2011;
- l) After perusal of **M. E. No. 9847** it reveals that, Mr. Sopan Nivrutti Hole & Others sold an area 1600 Sq. Mtrs. out of S. No. 12/5B to Mr. Subhash Jayawant Kad & Others by Sale Deed dated 31/07/2012 which was duly registered at the Office of Sub Registrar Haveli No. 6 at Sr. No. 7643/2012 & accordingly name of purchaser were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 01/03/2013;
- m) After perusal of **M. E. No. 10738** it reveals that, Mr. Sopan Nivrutti Hole & Others sold an area 00 he 03 R out of S. No. 12/5B to Anish Education Society through Ankit Rajesh Patil by Sale Deed dated 01/06/2016 which was duly registered at the Office of Sub Registrar Haveli No. 15 at Sr. No. 4084/2016 & accordingly name of purchaser were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 11/07/2016;
- n) After perusal of **M. E. No. 11261** it reveals that, Mr. Sopan Nivrutti Hole & Others sold an area 00 H 39 R to Mr. Abdul Salam Mehmood Qureshi & Valiuddin Abdulsalam Qureshi, 00 H 20 R to Bahuddin Abdul Salam Qureshi & 00 H 11 R sold to Mr. Suhail Sultan Qureshi partners of A. S Enterprises Promoters &



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Developers out of S. No. 12/5B by Sale Deed dated 28/09/2018 which Sale Deed was duly registered at the Office of Sub Registrar Haveli No. 12 at Sr. No. 11766/2018 & accordingly name of purchaser were recorded to the 7/12 extract by aforesaid mutation which came to be certified on or about 22/01/2020;

- o) After perusal of M.E. 11518 it reveals that Mr. Abdul Salam Mehmood Qureshi died on 08/6/2020 leaving behind two sons Mr. Bahauddin and Mr. Valiuddin widow Farida and married daughter Mubarak Parveen Mohammad Jafar Qureshi and the name of the said legal heirs are recorded to the village record 7/12 extract by in place of the deceased Partner.

Further Mrs. Govind Rambhau Hole confirmed the Sale Deed dated 28/09/2018 vide Confirmation Deed dated 28/09/2018 which was duly registered at the Office of Sub Registrar Haveli No. 16 at Sr. No. 4879/2019 & Mrs. Alka Tukaram Shinde Confirmed the Sale Deed dated 28/09/2018 which was duly registered at the Office of Sub Registrar Haveli No. 12 at Sr. No. 1164/2020;

- p) Thus A.S. Enterprises Promoters and Developers through Partners (1-A) Mr. Bahuddin Abdul Salam Qureshi, (1-B) Mr. Valiuddin Abdul Salam Qureshi, (1-C) Farida Abdul Salam Qureshi, (1-D) Mubarak Parveen Mohammed Jafar Qureshi (2) Bahuddin Abdul Salam Qureshi and (3) Mr. Valiuddin Abdul Salam Qureshi became absolute owner for an area admeasuring 00 H. 39 R., out of S. No. 12/5B;

- q) Further the said owners decided to grant development right of the said land to the intending Developer & after due and deliberate discussion accordingly entered into Registered Joint Venture Development Agreement coupled with an Irrevocable Power of Attorney both dated 08/12/2020 with A S Enterprises Promoters & Developers which Agreements are duly registered at the Office of the Jt. Sub Registrar Haveli No. 3, Pune at Sr. No. 7979/2020 & 7980/2020 respectively. Accordingly DIVINE BUILDCON (Promoters/ Builders/ Developers) hold the legal, valid and enforceable rights to develop the said land by Agreement dated 08/12/2020.

- r) Further an area admeasuring 3900 Sq. Mtrs. out of S. No. 12/5B has been duly approved the buildings plans by the Pune Municipal Corporation by Commencement Certificate No. CC/2183/22 dated 18/11/2022 comprising of Wing No. - 'A' consisting of Lower Ground - 1 + Lower Ground - 2 + Ground Floor + First Floor to Fifth Floor and **Wing No. - 'B'** consisting of Lower Ground - 1 + Lower Ground - 2 + Ground Floor + First Floor to Fifth Floor and the said building plans may be further revised time to time.

- s) Further an area admeasuring 2738.95 Sq. Mtrs. (out of which 2275.37 Sq. Mtrs. for residential and 463.58 Sq. Mtrs. for commercial) out of S. No. 12/5B has been duly sanctioned for Non-Agricultural use by Hon'ble Collector, Pune bearing Order No. No. PMC/NOC/SR/17/2022 dated 12/1/2013

- l) 7/12 extract of S. No. 12/5B for the year 2016-17 to 2020 as on date of application for registration.

Copy of Mutation Entry bearing No's. 422A, 929, 1085, 1428, 1470, 1829, 3792, 8015, 8206, 8502, 9314, 9847, 10738, 11261, 11518.

Search report for 33 years from 1991 to 2023 Taken from Sub -Registrar office at Haveli No. III, Pune.



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4) Any other relevant title -

- a) Copy of Pune Municipal Corporation by Commencement Certificate No. CC/2183/22 dated 18/11/2022
- b) Copy of Non-Agricultural use by Hon'ble Collector, Pune bearing Order No. No. PMC/NOC/SR/17/2022 dated 12/1/2013

c) Litigations if any - No Litigation.

Date : 02/03/2023



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