

Purushottam B. Kamthe

**B.S.L.,LL.B
(ADVOCATE)**

(O) Table No 54, New Lawyers Chambers, B Building, Shivajinagar, Pune 411005
(O) First Floor, Sathesai Commercial Complex, Nest to PCMC School, Keshavnagar, Chinchwad, Pune 33

To
Maha RERA
Pune Office, Pune

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect 00H- 50 Ares out of land bearing Survey No.12 Hissa No 5 situated at Village Ravet, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli No.1 to 25, and which is more particularly described in Schedule hereunder written and which is hereinafter referred to as **"THE SAID LAND"**.

I have investigated the title of the said plot on the request of M/s Silver Star Group through its Partner Shri Vibhishan V. Gaikwad and others I have investigated the beneficiary title of M/s Silver Star Group to the said land.

1) Description of the property:

All that piece and parcel of land admeasuring 00H-50Ares out of the land bearing S. No. 12/5 situated at Village -Ravet, Tal - Haveli, Dist - Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No. 1 to 26 and which is bounded as follows: -

On or towards East - Property S. No. 8 i.e Property of Tukaram Shinde

On or towards South - 18 mtrs D P Road

On or towards West - Property owned by Mr. Sahebrao Bhondve and others
from the same survey number

On or towards North - BRT Road

2) The documents of allotment of plot. : That the said owner Pandurang Yashwant Sontakke and his family member assigned their 00 Hectar 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhishan Vyankatrao

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Gaikwad., Vide Development agreement dated 28.8.2020, which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3707/2020 and Power of Attorney dated 28.8.2020 which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3708/2020.

That Akshay Nanasaheb Sontakke executed samatipatra/consent deed regarding confirmation of Development Agreement vide registered No 3709/2020 which is duly register with Sub Registrar Haveli No 5 on 28.8.2020.

That the said owner Sushila Kundlik Sontakke and his family member assigned their 00 Hector 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3712/2020 and Power of Attorney dated 28.8.2020 which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3713/2020.

That the said owner Tukaram Yashwant Sontakke and his family member assigned their 00 Hector 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3715/2020 and Power of Attorney dated 28.8.2020 which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3716/2020.

That the said owner Dhyneshwar Yashwant Sontakke and his family member assigned their 00 Hector 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3717/2020 and Power of Attorney dated 28.8.2020 which is duty registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3718/2020.

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That the said owner Hanumant Yashwant Sontakke and his family member assigned their 00 Hecter 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3719/2020 and Power of Attorney dated 28.8.2020 which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3720/2020.

That Puja Sushant Sontakke executed samatipatra/consent deed regarding confirmation of Development Agreement vide registered No 3721/2020 which is duly register with Sub Registrar Haveli No 5 on 28.8.2020.

3) 7 /12 extract or mutation entry document issued by Talathi RAVET, Pune and Tahsildar Haveli.

4) Search report for 30 years from 1990 till 2022.

2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I opine that the title of the said Owner Pandurang Yashwant Sontakke, Leagal Heirs of Kundalik Yashwant Sontakke, Tukaram Yashwant Sontakke, Hanumant Yashwant Sontakke and Dhyneshwar Yashwant Sontakke is clean and clear. And as per the Development rights and Power Of Attorney M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad is well entitled acquired to use, utilize, consume, construct and develop the said land admeasuring area 00 Hecter 50R situated at Village Ravet , Taluka Haveli, District Pune

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl.: Annexure

Date:

Advocate

(Stamp)

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**ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.**

1. AS TO THE HISTORY/FLOW OF THE CAPTIONED PROPERTY:-

As the property bearing S. No. 12/5 Ravet was previously own by Shri Dhundiraj Daji Karve .

As per Mutation Entry No. 360 it appears that As per deviation/separation order of Survey No 12 the survey no 12 divided in 5 Parts and Survey No 12 Hissa no 5 admeasuring 00 Hecter 50 R land allotted to Mr Dhundiraj Daji Karve.

As per Mutation Entry No 516 it appears that Ganesh Daji Karve expired leaving behind him the legal heirs however Dhondo Daji Karve name was recorded as HUF for Savala Bhondve share property on 7/12 extract of Survey No 12/5 .

As per mutation Entry No 739 Shri Yashwant Mahau Parit declared as Protected Tenant of Mr Dhundiraj daji Karve i.e property of Survey No 12 Hissa no 5.

As per mutation Entry No 874 its appears that as per order of Collector Pune bearing no WTN/509/53 dt 23/9/1953 Cast Watan abolished from 7/12 extract of Survey No 12/5

As per mutation Entry No 882 it appears that the Collector Pune handover the possession of land bearing Survey No 12/5 to Laxman Kashinath Karve as per the execution proceeding of Regular Civil Suit no 12/46 and Darkhast No 127/48.

As per Mutation Entry No 1152 it appears that the 32G proceeding under Tenancy Act passed by the Tahsildar Haveli vide Order no 32G/LLT 44/62 dt 8/1/1963 and purchase amount was confirm and Yashwant Mahadu Sontakke was declared as purchaser and charge of purchase prize and name of Mr Laxman Kashinath Karve was recorded in other column of 7/12 extract of Survey No 12/5, and as per the mutation entry bearing no 1359 the purchase prize was

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deposited in treasure account and confirmation of said purchase prize the charge of others column rights and name of Laxman Kashinath Karve was removed from 7/12 extract of survey no 12/5.

As per Mutation Entry No 1254 the said Yashwant Mahadu Sontakke availed of a loan as Tagai from Government and a charge in favour of the said loan was created on the said land bearing Survey No.12/5 as security for due repayment of the said loan. Such Charge in favour of the said Government was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5 . However, on repayment of the said loan amount and all dues of the said Society, the name of the said Society was deleted from the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5 , vide Mutation Entry No. 2266.

As per Mutation Entry No 1335 the said Yashwant Mahadu Sontakke availed of a loan from the Kiwale Vikas Karyakari Seva Soc. and a charge in favour of the said Society was created on the said land bearing Survey No.12/5 as security for due repayment of the said loan. Such Charge in favour of the said Society was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5 vide Mutation Entry No. 1335.

As per Mutation Entry No. 1352 it appears that Yashwant Mahadu Sontakke expired leaving behind him the following heirs

- 1) Pandurang Yashwant Sontakke (son)
- 2) Kundalik Yashwant Sontakke (son)
- 3) Dhyneshwar Yashwant Sontakke (son)
- 4) Tukaram Yashwant Sontakke (son)
- 5) Hanumant Yashwant Sontakke (son)
- 6) Chandrabhaga Yashwant Sontakke (wife)
- 7) Mrs Saibai Dattatray Kadam (daughters)
- 8) Mrs Jaibai Suresh Bhagwat (daughters)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

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The provisions of the Maharashtra Weights and Measures Act, 1958 and of the Indian Coinage Act were made applicable to Village Ravet vide Mutation Entry No.1375 dated 12/04/69.

As per Mutation Entry No 1407 the said Pandurang Mahadu Sontakke availed of a loan from the State Bank Of India and a charge in favor of the said Bank was created on the said land bearing Survey No.12/5 as security for due repayment of the said loan. Such Charge in favor of the said Bank was entered in the "Other Rights" Column of the 7/12 Extract

pertaining to the said land bearing Survey No.12/5 vide Mutation Entry No. 1407 on repayment of the said loan amount and all dues of the said Bank, the name of the said Bank was deleted from the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5, vide Mutation Entry No. 1849 and 2245

As per Mutation Entry No 1496 the said Pandurang Mahadu Sontakke availed of a loan from the Kiwale Vikas Karyakari Seva Soc. and a charge in favour of the said Society was created on the said land bearing Survey No.12/5 as security for due repayment of the said loan. Such Charge in favour of the said Society was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5 vide Mutation Entry No. 1496.

As per Mutation Entry No 1686 the said Pandurang Mahadu Sontakke availed of a loan from the Kiwale Vikas Karyakari Seva Soc. and a charge in favour of the said Society was created on the said land bearing Survey No.12/5 as security for due repayment of the said loan. Such Charge in favour of the said Society was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5 vide Mutation Entry No. 1686.

As per Mutation Entry No 1808 the said Pandurang Mahadu Sontakke availed of a loan from the Kiwale Vikas Karyakari Seva Soc. and a charge in favour of the said Society was created on the said land bearing Survey No.12/5 as security for

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due repayment of the said loan. Such Charge in favour of the said Society was entered in the "Other Rights" Column of the 7/12 Extract pertaining to the said land bearing Survey No.12/5 vide Mutation Entry No. 1808.

As per Mutation Entry NO 2267 it appears that Pandurang Yashwant Sontakke has given application to remove the HUF entry of survey No 12/5 and recorded anewari rights in All the family members therefore name and right of

- 1) Pandurang Yashwant Sontakke for 3 ane 3paise
- 2) Kundalik Yashwant Sontakke for 3 ane 3paise
- 3) Dhyneshwar Yashwant Sontakke for 3 ane 3paise
- 4) Tukaram Yashwant Sontakke for 3 ane 3paise
- 5) Hanumant Yashwant Sontakke for 3 ane 3paise

was recorded on 7/12 extract and name of all two sisters and mothers recorded in other column of 7/12 extract of Survey No 12/5.

As per Mutation Entry No 9387 it appears that s per Order of Tahsildar Pimpri Chinchwad bearing no KulKayda Kavi/324/2015 dt 30/10/2015 Charge of Bombay Tenancy Act 43c was removed of Survey No 12/5.

As per Mutation Entry NO 9753 it appears that as per resolution of state Government dt 7/5/2016 Honble Tahsildar Haveli for computer Entry make changes of 7/12 extract of village Ravet and as per said mutation Survey No 12/5 change as Bhogavatadharak 2 in Bhogavatadhark 1.

As per Mutation Entry NO 10135 it appears that as per the E Mutation Correction the instead of anewari individuals area was mentioned in the name of land owner of Survey No 12/5, therefore following correction was done by the 7/12 of Survey No 12/5 of village Ravet .

- 1) Pandurang Yashwant Sontakke 00 Hector 10R
- 2) Kundalik Yashwant Sontakke 00 Hector 10R
- 3) Dhyneshwar Yashwant Sontakke 00 Hector 10R
- 4) Tukaram Yashwant Sontakke 00 Hector 10R
- 5) Hanumant Yashwant Sontakke 00 Hector 10R

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As per Mutation Entry No. 10520 it appears that Kundalik Yashwant Sontakke expired leaving behind him the following heirs

- 1) Rajendra Kundlik Sontakke (son)
- 2) Narendra Kundalik Sontakke (son)
- 3) Sushila Kundalik Sontakke (wife)
- 4) Mrs Vandana Ganesh Rajhans (daughters)

Accordingly name of legal heirs was entered as absolute owner on 7/12 extract.

That as per the Registered Release Deed bearing no 19278/2019 register with Sub Registrar Haveli 14 Mrs Jaibai Suresh Bhagwat and Mrs Saibai Dattatray Kadam release their undivided share rights in favor of Pandurang Yashwant Sontakke, Leagal Heirs of Kundalik Yashwant Sontakke, Tukaram Yashwant Sontakke, Hanumant Yashwant Sontakke and Dhyneshwar Yashwant Sontakke.

That thereafter the said Pandurang Yashwant Sontakke and his family member assigned their 00 Hector 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3707/2020 and Power of Attorney dated 28.8.2020 which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3708/2020.

That Akshay Nanasaheb Sontakke executed samatipatra/consent deed regarding confirmation of Development Agreement vide registered No 3709/2020 which is duly register with Sub Registrar Haveli No 5 on 28.8.2020.

That thereafter the said Sushila Kundlik Sontakke and his family member assigned their 00 Hector 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhibhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duly registered in the office of the Sub Registrar Haveli No. 5,

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at Serial No. 3712/2020 and Power of Attorney dated 28.8.2020 which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3713/2020.

That thereafter the said Tukaram Yashwant Sontakke and his family member assigned their 00 Hectar 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhimbhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3715/2020 and Power of Attorney dated 28.8.2020 which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3716/2020.

That thereafter the said Dhyneshwar Yashwant Sontakke and his family member assigned their 00 Hectar 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhimbhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3717/2020 and Power of Attorney dated 28.8.2020 which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3718/2020.

That thereafter the said Hanumant Yashwant Sontakke and his family member assigned their 00 Hectar 10 R land development rights of aforesaid land in favour of M/s. Silver Star Group registered partnership firm through its partner Shri Bhimbhishan Vyankatrao Gaikwad., Vide Development agreement dated 28.8.2020, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 3719/2020 and Power of Attorney dated 28.8.2020 which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial no. 3720/2020.

That Puja Sushant Sontakke executed samatipatra/consent deed regarding confirmation of Development Agreement vide registered No 3721/2020 which is duly register with Sub Registrar Haveli No 5 on 28.8.2020.

As per the NOC dt 17.10.2019 that Pandurang Yashwant Sontakke has paid entire amount of loan taken from Kivale Vikas Co-opp Hsg Soc Kivale Pune. therefore there is no charge of Kivale Vikas Co-opp Society .

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And whereas M/s Silver Star Group through its Partner Mr. Bhibhishan Vyanaktrao Gaikwad and Devidas Ramchandra Vanjari applied for sanctioning of the building plan to the office of the Town Planning Authority Dept of the Pimpri Chinchwad Municipal Corporation through **By** **ARCHITECTS** and as per the Rules and Regulations the City Engineer P C M C sanctioned the building plan and issued Commencement Certificate vide letter No. **"B.P./RAVET/17/2022"** dated **9.2.2022**.

That Being the said promoter /developer in respect of land the Developer M/s Silver Star Group through its Partner Mr. Bhibhishan Vyanaktrao Gaikwad and Devidas Ramchandra Vanjari made an application to the Tahsildar Haveli Pune for N.A permission and the Tahsildar Haveli Pune has granted permission for Non Agricultural (N.A.) use vide order bearing No PMH/NA/SR/...../2022 dated/...../2022.

That developer/owner builder M/s Silver Star Group through its Partner Mr. Bhibhishan Vyanaktrao Gaikwad and Devidas Ramchandra Vanjari are constructing building under name **"SILVER"** on the said property and till date developer has agree to sell the flats to following persons details as flows :-

2. In the course of investigation of the title of the captioned property, search of Index II registers for the 30 years i.e. from 1993 to 2022 has been caused by me at the Sub-Registrar Offices of Haveli, by depositing the necessary fees for the same In the course of investigation of the title of the said land, search of Index II registers for the 30 years i.e. from 1983 to 2022 has been caused by me at the concerned Sub-Registrar Offices by depositing the necessary fees for the same vide Receipt at the Office of Sub-Registrar Haveli No.5 on MH007418651202122E on 12/10/2021, I found most of the record in torn, scattered and misplaced condition. From the available record for search I was not able to locate any cross entry/charge/encumbrances in respect of the said land.

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Pune.

Dated -

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