



ADV. DIGAMBAR SANDESHKUMAR JADHAV  
B.S.L. LL.B.

Add- Sr No. 186/1, Sainath Colony, Alandi Road, Bhosari,  
Pune 411039  
MOB:- +91 7972203865

To,

Maharashtra Real Estate Regulatory Authority  
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 City Survey No. 1166 (corresponding Survey No. 92/9) and City Survey No. 1170 (corresponding Survey No. 92/8) total area admeasuring 2668.53 square metres situated at **Mundhwa**, Pune City, District Pune

1. I have investigated the title of the above-mentioned property on the request of **Dusk Realty LLP** through its Partner **Mr Swanand Suresh Phand** and the following documents i.e.:-

##### I) Description of the property.

All those pieces and parcels of well-defined, contagious and demarcated land collectively admeasuring **2668.53 square metres** being a portion admeasuring **1964.25 square metres** out of **CTS No. 1166 (old Survey No. 92/9)** and portion admeasuring **704.28 square metres** out of **CTS No. 1170 (old Survey No. 92/8)** lying, at village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, and collectively bounded as follows:-

On or towards the East : By old Survey No. 92/10, Mundhwa.  
On or towards the West : By old Survey No. 92/7, Mundhwa.  
On or towards the North : By Property of Menlo Properties LLP.  
On or towards the South : By Mundhwa-Pune Road.

(Hereinafter referred as the **Said Property**)

##### II) The documents of allotment of Property.

1. Copy of Mutation Entries.
2. Copy of 7/12, Property Card extracts.
3. Copy of Sale Deeds.
4. Copy of Power of Attorneys.
5. Copy of Partition Deed.
6. Copy of Development Agreements & POA
7. Copy of Demarcation.
8. Copy of Zone Certificate





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### III) 7/12 & Property Card Extract and Mutation entries

7/12 & Property Card extract issued by the revenue officer (City Survey Office No. 02) of Village Mundhwa, Tal. Pune city, Dist. Pune and the following are the mutation entries:

Sr. No.	CTS No.	Mutation Entries
1	1166 (Old S. No. 92/9)	1470, 3126, 1903, 2113, 2394, 2660, 2663, 2873, 4394, 4610, 3083, 4636, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6581, 6595, 6596, 6707, 8358, 6708, 6709, 6710, 8536, 8537, 9074, 9075, 10303, 13914, 13915, 1207, 1230.
2	1170 (Old S. No. 92/8)	

### IV) Search Report

- a) That I have carried out the search for the period of 30 years commencing from 1993 to 2022 and the available during the searches save and except as herein stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property.
- b) It is clarified that this report is based on the searches carried through IGR website and on the documents produced before me i.e., title deeds and revenue records for my inspection and certain information supplied to me by my client.
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 **M/s. Dusk Realty LLP**, through its Partner **Mr Swanand Suresh Phand** is clear, marketable and without any encumbrances Except the charge of Aditya Birla Finance Ltd.

#### Ownership of the property

**Dusk Realty LLP**, through its Partner **Mr Swanand Suresh Phand** is the absolute owner of land collectively admeasuring **2668.53 square metres** being a portion admeasuring **1964.25 square metres** out of **CTS No. 1166 (old Survey No. 92/9)** and portion admeasuring **704.28 square metres** out of **CTS No. 1170 (old Survey No. 92/8)** lying, at village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation.

3. The report reflects the flow of the title of the **Dusk Realty LLP**, through its Partner **Mr Swanand Suresh Phand** on the said property is enclosed herewith as an annexure.

Encl: Annexure A.

Date: 07/10/2022



Adv. Digambar Jadhav



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**FORMAT - A**

**FLOW OF THE TITLE OF THE SAID PROPERTY**

**1) Property extracts as on the date of application for registration.**

I have furnished with certified Property Card extract in respect of the said land issued by City Survey Office no, 2 On perusal thereof, I note as under

Sr. No.	CTS No.	Admeasuring Area	Holders Column	Other Rights
1	1166 (old S. No. 92/9)	1964.25	<b>DUSK REALTY LLP</b>	NIL
2	1170 (Old S. No. 92/8)	704.28		NIL
<b>Total</b>		2668.53		

**2) Mutation Entry**

Sr. No.	CTS No.	Mutation Entries
1	1166 (Old S. No. 92/9)	1470, 3126, 1903, 2113, 2394, 2660, 2663, 2873, 4394, 4610, 3083, 4636, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6581, 6595, 6596, 6707, 8358, 6708, 6709, 6710, 8536, 8537, 9074, 9075, 10303, 13914, 13915, 1207, 1230.
2	1170 (Old S. No. 92/8)	

**3) Search report in the office of Sub Registrar Assurance**

That I have carried out a search for the period of 30 years commencing from 1993 to 2023 and the available during the searches save and except as herein stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property. It is clarified that in E- searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

**4) Any other relevant title/ Sanctions/Approvals.**

(a) By a Deed of Conveyance dated 25/01/2022, registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1407/2022 the said Mr. Dnyaneshwar Jaywant Gaikwad, Mr. Suresh Jaywantrao Gaikwad, Mr. Sunil Jaywantrao Gaikwad, Mr. Mahesh Rambhau Gaikwad, Mr. Rakesh Rambhau Gaikwad, Smt. Nirmala Rambhau Gaikwad, Mrs. Roopali Pradip Taware and Smt. Parvatibai Jaywant Gaikwad have with the consent of M/s. Anand Developers absolutely sold and conveyed a portion admeasuring **1964.25 square metres** out of **CTS No. 1166 (old Survey No. 92/9)** and portion admeasuring **704.28 square metres** out of **CTS No. 1170 (old Survey No. 92/8)** (being the said land being subject matter of this report) unto and in favour of **M/s. Dusk Realty LLP** for consideration and on certain terms and conditions. Pursuant thereto the name of the purchasers was mutated on the Property Extract Card vide mutation entry no. 1207.



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- (b)** By and under Mortgage Deed dated 25/5/2022, registered with the office of the Sub Registrar Haveli No. 23 at serial no. 10294/2022, M/s. Dusk Realty LLP obtained a loan to the tune of Rs. 15,00,00,000/- from Aditya Birla Finance Limited on certain terms and conditions and Mortgage the said property along with other property.
- (c)** By and under Reconveyance Deed dated 19/10/2022 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 20383/2022 Aditya Birla Finance Limited has partially released the property except the property mentioned herein above.
- (d)** M/s. Dusk Realty LLP have obtained the sanction of layout and building plans in respect of the proposed project/ buildings to be constructed on the said land from the Pune Municipal Corporation vide its Commencement Certificate dated 12/09/2023 bearing Commencement Certificate No. CC/1556/2023.

**5) Litigations Search.**

I have caused an online litigation search through the online portal named [ecourts.gov.in](http://ecourts.gov.in) in respect of litigation filed by or against Dusk Realty LLP, and in pursuance thereof and it seems that no litigations are filed by or against Dusk Realty LLP, for the said property.

Date: 07/10/2023



Advocate Digambar Jadhav

*DJadhav*

<b>MH009155159202324P</b>	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Oct 2023	Receipt	Receipt no.: 1113115861
	Name of the Applicant :	Adv Digambar Sandeshkumar Jadhav
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 92
	Period of search :	From :2002 To :2023
	Received Fee :	550
<p>The above mentioned Search fee has been credited to government vide GRN no :MH009155159202324P</p> <p>As this is a computer generated receipt, no stamp or signature is required.</p> <p>For Physical search in office, Please bring this receipt along with mentioned Gras Challan.</p> <p>Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.</p>		

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CHALLAN  
MTR Form Number-6



GRN	MH009155159202324P	BARCODE			Date	07/10/2023-17:43:57	Form ID		
Department Inspector General Of Registration				Payer Details					
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Adv Digambar Sandeshkumar Jadhav			
Location PUNE									
Year 2023-2024 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.			Premises/Building			
0030072201 SEARCH FEE			550.00	Road/Street					
				Area/Locality					
						Town/City/District			
				PIN					
				Remarks (If Any)					
₹ 550.00				Amount In		Five Hundred Fifty Rupees Only			
Total			550.00			Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	10000502023100703570	5851244307233		
Cheque/DD No.				Bank Date	RBI Date	07/10/2023-17:46:17	Not Verified with RBI		
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 774916528

Mobile No. : 7972203865

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "ठारप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

#### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0004794772202324	07/10/2023-17:57:00	IGR002	550.00
Total Defacement Amount					550.00

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