



SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.
ADVOCATE & NOTARY
(GOVT. OF INDIA)
539/3084, Akshay Society,
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Ref. No.

Date: 24/12/2021

FORNATE - A (Circular No 28/2021)

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Gat No 118 (Old Gat No 119) to the extent of area admeasuring 00 Hectares 06 Ares, Gat No 120 (Old Gat No 121) to the extent of area admeasuring 00 Hectares 05.32 Ares & Gat No 121 (Old Gat No 122) to the extent of area admeasuring 00 Hectares 41.68 Ares of the revenue village Moshi, Taluka - Haveli, District - Pune, (hereinafter referred as the said Land).

I have investigated the title of the said plot on the request of M/s Nisarg Royal Developers represented by its partners Mr. Sujit Vasantao Patil, Mr. Tukaram Chandar Tupe, Mr. Sajid Gulab Bagwan, Mr. Ashokkumar Ratansi Patel (Pokar), Mr. Himatlal Ratansi Patel (Pokar), Mr. Jayantilal Gopalbhai Patel, Mr. Pravin Jayantibhai Pokar, Mr. Haresh Devachand Chaudhari & Mr. Navinkumar Kalyanji Patel and following documents i.e. :-

1) **Description of the property: -**

- A. All that piece and parcel of land or ground bearing Gat No. 118 (Old Gat No 119) to the extent of area admeasuring 00 Hectares 06 Ares being a part or portion out of the larger land admeasuring 0 Hectares 78 Ares, lying, being and situated at Village Moshi and situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune.
- B. All that piece and parcel of land or ground bearing Gat No. 120 (Old Gat No 121) to the extent of area admeasuring 00 Hectares 05.32 Ares being a part or portion out of the larger land admeasuring 00 Hectares 10 Ares, lying, being and situated at Village Moshi and situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune :-
- C. All that piece and parcel of land or ground bearing Gat No. 121 (Old Gat No 122) to the extent of area admeasuring 00 Hectares 41.68 Ares being a part or portion out of the larger land admeasuring 01 Hectares 14 Ares, lying, being and situated at Village Moshi and situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune

Totally admeasuring area about 00 H 53.00 R and the same is bounded as follows :-

On or towards the East	By Properties owned by Mr. Nivrutti Shivram Alhat & Others out of Gat No 137 & 130
On or towards the South	By reservation of play ground and remaining portion of Gat No 121 (Old Ga No 122)
On or towards the West	By 18 mtrs DP road and Gat No 118
On or towards the North	By 30 mtrs DP road and Gat No 119

- 2) The documents of allotment of plot as under:-
- a. Photocopy of M/s Nisarg Royal Developers partnership firm dated 13/09/2021
 - b. Photocopy of Sale Deed + Index II + Registration Receipt dated 02/08/2013.
 - c. Photocopy of Power of attorney + Registration receipt dated 02/08/2013.
 - d. Photocopy of Sale Deed + Index II + Registration Receipt dated 15/01/2013.
 - e. Photocopy of Power of attorney + Registration Receipt dated 15/01/2013.
 - f. Photocopy of Development Agreement + Index II + Registration Receipt dated 11/03/2008.
 - g. Photocopy of Power of Attorney + Registration Receipt dated 11/03/2008.
 - h. Photocopy of Sale Deed + Index II + Registration Receipt dated 30/07/2013.
 - i. Photocopy of Development Agreement + Index II + Registration Receipt dated 08/02/2008.
 - j. Photocopy of Power of attorney + Registration Receipt 08/02/2008.
 - k. Photocopy 7/12 extract for the scheduled properties.
 - l. Photocopy of Zonal Certificate in respect of scheduled properties.
 - m. Photocopy of DP Opinion dated 30/04/2015
 - n. Photocopy of mutation entries in respect of the scheduled properties.
 - o. Photocopy of possession deed dated 14/08/2015
 - p. Photocopy of demarcation dated 15/12/2014
 - q. Photocopy of letter issued by office Hon'ble Collector Pune (Revenue Department) dated 02/03/2016
 - r. Photocopy of letter issued by office Hon'ble Collector Pune (Revenue Department) dated 24/05/2016
 - s. Photocopy of Sanad issued by office Hon'ble Collector Pune (Revenue Department) dated 10/06/2016
 - t. Photocopy of Commencement certificate dated 24/02/2016
 - u. Photocopy of Sanctioned Plans dated 24/02/2016
 - v. Photocopy of Commencement certificate dated 01/09/2021
 - w. Photocopy of Sanctioned Plan dated 01/09/2021

- 3) 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 Mr. Sujit Vasant Rao Patil, Mr. Tukaram Chandar Tupe, Mr. Sajid Gulab Bagwan, Mr. Ashokkumar Ratansi Patel (Pokar), Mr. Himatlal Ratansi Patel (Pokar), Mr. Jayantilal Gopalbhai Patel, Mr. Pravin Jayantibhai Pokar, Mr. Haresh Devachand Chaudhari & Mr. Navinkumar Kalyanji Patel, to the said land is clear, marketable and without any encumbrances.

Owners of the land :- Gat No 118 (Old Gat No 119) admeasuring 00 Hectares 06 Ares, Gat No 120 (Old Gat No 121) admeasuring 00 Hectares 05.32 Ares & Gat No 121 (Old Gat No 122) admeasuring 00 Hectares 41.68 Ares of the revenue village Moshi, Taluka - Haveli, District - Pune is owned by and belonged to the partners of M/s Nisarg Royal Developers i.e. Mr. Sujit Vasant Rao Patil, Mr. Tukaram Chandar Tupe, Mr. Sajid Gulab Bagwan, Mr. Ashokkumar Ratansi Patel (Pokar), Mr. Himatlal Ratansi Patel (Pokar), Mr. Jayantilal Gopalbhai Patel, Mr. Pravin Jayantibhai Pokar, Mr. Haresh Devachand Chaudhari & Mr. Navinkumar Kalyanji Patel.

Qualifying comments/remarks if any NA

- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.

- 5) Since our scope of work does not include considering aspects within the domain of architect and surveyor, we have not carried out any physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.
- 6) Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

Encl : Annexure.

Date:- 24/12/2021

Advocate.

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FORMAT - A
(Circular No. :- 28 / 2021)

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FLOW OF THE TITLE OF THE SAID LAND.

Ref. - Gat No 118 (Old Gat No 119) to the extent of area admeasuring 00 Hectares 06 Ares, Gat No 120 (Old Gat No 121) to the extent of area admeasuring 00 Hectares 05.32 Ares & Gat No 121 (Old Gat No 122) to the extent of area admeasuring 00 Hectares 41.68 Ares of the revenue village Moshi, Taluka - Haveli, District - Pune.

- 1) Photocopy of 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Photocopy of Mutation Entry No 9364 in respect of Gat No 118, Gat No 120 & Gat No 121 of the revenue village Moshi, Taluka - Haveli, District - Pune
- 3) Photocopy of M/s Nisarg Royal Developers partnership firm dated 13/09/2021
- 4) Photocopy of Search report for 30 years from 1985 to 2014 issued by Advocate Sanjay M. Sagavekar dated 01/09/2014
- 5) Photocopy of Sale Deed dated 02/08/2013 registered under serial 5704/13 at SRO Haveli No 14 Pune.
- 6) Any other relevant title - N.A.
- 7) Litigations if any - N.A.

Date: 24/12/2021


Advocate.

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