

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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

To,

MahaRERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect land at Survey No. 31, admeasuring about 01H 02.58 R, at Village Chovisawadi, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune. **(Hereinafter referred as the said land)**

I have investigated the title of the said plot on the request of M/s. Jefro Realty LLP. and following documents:-

1. Description of the property:

All that piece and parcel land admeasuring about 01H 02.58 R, out of Survey No. 31, at Village Chovisawadi, Taluka Haveli, within the limits of the Pimpri Chinchwad Municipal Corporation, District Pune and which land is bounded as follows:

On or towards East : By Survey No. 30
On or towards South : By remaining property of same Survey Number
On or towards West : By Survey No. 32
On or towards North : By remaining property of same Survey Number

2. Documents of Allotment of Plot:

- 2.1 7/12 extracts.
- 2.2 Mutation Entries.
- 2.3 Development Agreement.
- 2.4 Power of Attorney.

- 2.5 Public Notice.
- 2.6 No Claim Certificate
- 3. Search report for 30 years from 1992 till 2022.
- 4. 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 M/s. Jefro Realty LLP has acquired development rights of said land and the title of said land is clear, marketable and subject to the outcome of the pending litigation and except the encumbrances mentioned in the Annexure.

5. Owners of the Land:

The said land belonged to Mr. Shashikant Dnyaneshwar Yelwande, Mr. Ravindra Dnyaneshwar Yelwande and Mr. Anil Dnyaneshwar Yelwande.

- 6. The report reflecting the flow of the title of the M/s. Jefro Realty LLP on the said land is enclosed herewith as annexure.

Date: 09.08.2022




SWAPNIL AGARWAL
Advocate
For Legal Realty LLP

Legal Realty LLP

Adv. Janak Lunkad, Plot No. 76, Sector No. 27A, Akurdi, Pradhikaran, Pune-411044, Email: legalrealtyllp@gmail.com, Tel.: 09371991992

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1. FLOW OF TITLE OF THE SAID LAND:

- 1.1 That the land at Survey No. 31 (old Survey No. 856) totally admeasuring about 01 H 36 R belonged to Mr. Shankar Maruti Yelwande since the year 1968.
- 1.2 That thereafter the said Mr. Shankar Maruti Yelwande died on 04.10.1985. That according to the WILL dated 24.06.1983 which is duly registered in the office of Sub Registrar Haveli No. 1, at Serial No. 4173/1983 of Late Mr. Shankar Maruti Yelwande the land at Survey No. 856 admeasuring about 01H 36R was bequeathed in favour of Mr. Suresh Shankar Yelwande. In furtherance of the same the name of Mr. Suresh Shankar Yelwande was mutated on the 7/12 extract vide Mutation Entry No. 10267.
- 1.3 That thereafter the Mutation Entry No. 10267 was cancelled and name of Mr. Suresh Shankar Yelwande was deleted and name of Mr. Shankar Maruti Yelwande was mutated on the 7/12 extract vide Order dated 16.11.1990 issued by Hon'ble Sub Divisional Officer, Sub Division Haveli, Pune in RTS/Appeal 169/89. The same was recorded on the 7/12 extract vide Mutation Entry No. 10557.
- 1.4 That thereafter the aforesaid order of Hon'ble Sub Divisional Officer, Sub Division Haveli, Pune was cancelled vide Order dated 02.09.1993 issued by the Hon'ble Additional Collector, Pune in RTS-A-220/90. According Mutation Entry No. 10267 was allowed and land at Survey No. 856 came to the share of Mr. Suresh Shankar Yelwande. In furtherance of the same his name was recorded on the 7/12 extract vide Mutation Entry No. 388.
- 1.5 That thereafter the said Mr. Suresh Shankarao Yelwande sold the land at Survey No. 31 totally admeasuring about 01 H 36 R to Mr. Shashikant Dnyaneshwar Yelwande, Mr. Ravindra Dnyaneshwar Yelwande and Mr. Anil Dnyaneshwar Yelwande, vide Sale Deed dated 23.02.1995, which is duly registered in the office of Sub registrar Haveli No. 8 at Serial No. 861/1995. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 489.
- 1.6 That Mr. Shashikant Dnyaneshwar Yelwande, Mr. Ravindra Dnyaneshwar Yelwande and Mr. Anil Dnyaneshwar Yelwande and M/s. Jefro Realty LLP jointly agreed to develop the said land on revenue sharing basis vide Development Agreement dated 18.02.2022, which is duly registered in the office of sub registrar Haveli No. 23, at Serial No. 3309/2022 and Power of Attorney dated 18.02.2022, which is duly registered in the office of sub registrar Haveli No. 23, at Serial No. 3310/2022.
- 1.7 That in the aforesaid manner M/s. Jefro Realty LLP acquired development rights of said land.

2. OTHER TRANSACTIONS :

Mutation Entry Nos.	Transaction
5148	That Mr. Shankar Marutirao Yelwande made an application on 20.08.1960 for deleting name of Mr. Dagdu Bhoju Tapkir through legal heirs Mr. Anna Dagdu Tapkir being pokhlist from other rights column on 7/12 extract and accordingly name of Mr. Dagdu Bhoju Tapkir through legal heirs Mr. Anna Dagdu Tapkir was deleted from 7/12 extract.

7094	That the said Mr. Shankar Maruti Yelwande availed loan from Prafull Vividh Karyakarni Seva Sahakari Society Ltd. on 20.12.1969 for Rs.4500/- by creating charge over the land at Survey No. 856 and other properties.
8121	That thereafter Weight and Measurement Act, 1958 & Indian Coins Act, 1955 was implemented and thereby the area of the aforesaid land was converted from Acre & Guntha into Hectare & Are
8802	That Mr. Shankar Maruti Yelwande repaid the loan of Prafull Vividh Karyakarni Seva Sahakari Society and accordingly Prafull Vividh Karyakarni Seva Sahakari Society Ltd. released its charge over the land at Survey No. 856 and other properties.
1	That Hon. Collector, Pune issued Order bearing no. Prashashan Washi/2646/4 Prashashan A.D.S./S/R/17/75/Government Notification/ Revenue and Forest Department/No. CLC/1078/63923 for independent revenue village of Chovisawadi and Survey No. 856 of Charholi BUdruk was changed to Survey No. 31, Village Chovisawadi.
1926	That the said Mr. Ravindra Dnyaneshwar Yelwande availed loan from Prafull Vividh Karyakarni Seva Sahakari Society Ltd. on 16.01.2001 of Rs.1,00,000/- by creating charge over the land at Survey No. 31 and other properties.
3453	That the said Mr. Anil Dnyaneshwar Yelwande availed loan from Pune Zilla Madhyavarti Co Op. Bank Maryadit of Rs.2,85,000/- by creating charge over the land at Survey No. 31 and other properties.
4352	That the said Mr. Shashikant Dnyaneshwar Yelwande availed loan from Prafull Vividh Karyakarni Seva Sahakari Society Ltd. of Rs.1,00,000/- by creating charge over the land at Survey No. 31.
4736	That Mr. Ravindra Dnyaneshwar Yelwande repaid the loan of Prafull Vividh Karyakarni Seva Sahakari Society and accordingly Prafull Vividh Karyakarni Seva Sahakari Society Ltd. released its charge over the land at Survey No. 31 and other properties.
5805	That Mr. Anil Dnyaneshwar Yelwande repaid the loan of Pune Zilla Madhyavarti Co Op. Bank Maryadit and accordingly Pune Zilla Madhyavarti Co Op. Bank Maryadit issued Letter dated 19.08.2015 bearing no. 166/311 released its charge over the land at Survey No. 31 and other properties.
5806	That Mr. Ravindra Dnyaneshwar Yelwande and Mr. Anil Dnyaneshwar Yelwande repaid the loan of Prafull Vividh Karyakarni Seva Sahakari Society and accordingly Prafull Vividh Karyakarni Seva Sahakari Society Ltd. issued Letter dated 17.08.2015 released its charge over the land at Survey No. 31.

2. SANCTION PLAN:

That the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 30.03.2022 bearing no. B.P./CHOVISAWADI/13/2022.

3. N.A. PERMISSION:

That Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune has granted permission for the Non Agricultural use of the said land vide its Order dated 13.04.2022 in case no. JAMIN/NA/SR/252/2022.

4. POSSESSION:

It appears from the documentary records that Mr. Shashikant Dnyaneshwar Yelwande, Mr. Ravindra Dnyaneshwar Yelwande and Mr. Anil Dnyaneshwar Yelwande are having true and legal possession of the said land and Present Developer i.e. M/s. Jefro Realty LLP is having License possession for the purpose of Development of the said land.

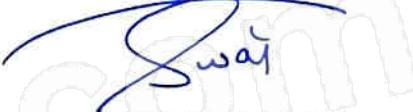
5. ENCUMBRANCES:

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/s. Jefro Realty LLP through its Partners Mr. Roy Mathew, Mrs. Elizabeth Roy Mathew and Mr. Jefrin Roy Mathew has acquired development rights of land at Survey No. 31, admeasuring about 01H 02.58 R i.e. said land and the title of said land is valid, clean, clear and marketable subject to whatever has been mentioned herein above.

6. Note - This opinion is given upon and subject to the condition that any inaccuracy or omission from any deed or document relating to the said land or any certified or examined copy or abstract of any deed or documents. I have not carried out any personal inspection of said land and have no liability in respect of anything, which would have been ascertained by me only upon a personal inspection of the said land.

Date: 09.08.2022




SWAPNIL AGARWAL
Advocate
For Legal Realty LLP



CHALLAN
MTR Form Number-6



GRN	MH006228070202223E	BARCODE			Date	09/08/2022-17:19:56	Form ID
Department Inspector General Of Registration			Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name HVL5_HAVELI 5 JOINT SUB REGISTRAR			Full Name		LEGAL REALTY LLP		
Location PUNE							
Year 2022-2023 One Time			Flat/Block No. Premises/Building		SURVEY NO. 31		
Account Head Details							
0030072201 SEARCH FEE			Amount In Rs.	25.00	Road/Street	CHOVISAWADI	
					Area/Locality	HAVELI PUNE	
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SEARCH FOR 1 YEAR		
Total			Amount In	Twenty Five Rupees Only			
Payment Details IDBI BANK			Words				
Cheque-DD Details			Bank CIN	Ref. No.	69103332022080912787	714933443	
Cheque/DD No.			Bank Date	RBI Date	09/08/2022-17:20:34	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "ट्रॅक ऑफ पर्मेट" गर्ये नग्नद कारणासाठीच लागू आहे. इवर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH013671696202122E	BARCODE			Date	25/02/2022-12:25:38	Form ID
Department			Inspector General Of Registration				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment			Other Items		PAN No.(If Applicable)		
Office Name			HVLS_HAVELI 5 JOINT SUB REGISTRAR		Full Name	LEGAL REALTY LLP	
Location			PUNE				
Year			2021-2022 One Time		Flat/Block No.	SURVEY NO. 31	
						Premises/Building	
0030072201			SEARCH FEE	750.00	Road/Street		CHOVISAWADI
					Area/Locality	HAVELI PUNE	
						Town/City/District	
					PIN		
					Remarks (If Any)		
					SEARCH FOR 30 YEARS		
Total			750.00	Amount In	Seven Hundred Fifty Rupees Only		
Payment Details			STATE BANK OF INDIA		Words		
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572022022595498	CKS9323640
Cheque/DD No.				Bank Date	RBI Date	25/02/2022-12:24:27	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID:

Mobile No. : 0000000000

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