

BHARAT SHASHIKANT BHINTADE

B.S.L., LL.B.
ADVOCATE

Off.: Sr.No. 37/5, Near, Samartha Complex, Tapkir Plot,
Dhankawadi, Pune-411043. Phone -9890506292

FORMAT – A

(Circular No.:- 28/2021)

To,

MAHA RERA,

BKC, Houselin Bhavan, Near RBI, R Block,

Bandra Kurla Complex, Bandra East, Mumbai,

Maharashtra 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate In respect of 1) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.5/2 admeasuring area of 00 H 09 R assessed with 00 Rs 53 Paise 2) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.7/2 admeasuring area of 00 H 09 R assessed with 00 Rs 06 Paise 3) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.7/1 admeasuring area of 00 H 16 R with Potkharaba area 00 H 14 R i.e total area admeasuring of 00 H 30 R assessed with 00 Rs 05 Paise 4) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.7/4 admeasuring area of 00 H 17 R assessed with 00 Rs 22 Paise 5) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.7/3/1 admeasuring area of 00 H 17 R with Potkharaba area 00 H 05 R i.e total area admeasuring of 00 H 22 R assessed with 00 Rs 20 Paise and Land Bearing Survey No.36, Hissa No.7/3/2 admeasuring area of 00 H 02 R assessed with 00 Rs 02 Paise i.e total area admeasuring of about 00 H 89 R i.e 8900 Sq.mtrs as per 7/12 extract and project known as Prime Rose to be constructed on area admeasuring of 7707.73 Sq.mtrs as per sanctioned plan out of the total land situated Village – Ambegaon Budruk, Tal-Haveli, Dist-Pune and within the limits of Grampanchayat Ambegaon Budruk and which is newly entered in Pune Municipal Corporation and Sub Registrar Haveli, District Pune.
(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Gurukrupa Developers through its partners Mr.Dinkar Rajaram Anerao, Mr.Rahul Suresh Dengale, Mr.Sudhakar Dinkar Anerao and Mr.Dnyaneshwar Arun Anerao.



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1) Description of the property.

1) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.5/2 admeasuring area of 00 H 09 R assessed with 00 Rs 53 Paise situated Village – Ambegaon Budruk, Tal-Haveli, Dist-Pune and within the limits of Grampanchayat Ambegaon Budruk and which is newly entered in Pune Municipal Corporation and Sub Registrar Haveli, District Pune.

On or towards East : By Odha .

On or towards South : By property of Dalvi.

On or towards West : By common chawl

On or towards North : By property of Mr.Anerao

Together with the all its present Rights, Title, Interest, fixture annexed thereto and all Easement rights.

2) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.7/2 admeasuring area of 00 H 09 R assessed with 00 Rs 06 Paise situated Village – Ambegaon Budruk, Tal-Haveli, Dist-Pune and within the limits of Grampanchayat Ambegaon Budruk and which is newly entered in Pune Municipal Corporation and Sub Registrar Haveli, District Pune.

On or towards East : By property of Mr.Anerao from S. No. 36.

On or towards South : By property of Mr.Anerao from S. No. 36.

On or towards West : By property of Mr.Anerao from S. No. 36.

On or towards North : By property of Mr.Anerao from S. No. 36.

Together with the all its present Rights, Title, Interest, fixture annexed thereto and all Easement rights.

3) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa No.7/1 admeasuring area of 00 H 16 R with Potkharaba area 00 H 14 R i.e total area admeasuring of 00 H 30 R assessed with 00 Rs 05 Paise situated Village – Ambegaon Budruk, Tal-Haveli, Dist-Pune and within the limits of Grampanchayat Ambegaon Budruk and which is newly entered in Pune Municipal Corporation and Sub Registrar Haveli, District Pune.



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On or towards East : By property of Mr.Duggal from S. No. 36/9.

On or towards South : By property of Mr.Pandharinath Kondhare
from S. No. 35/7/2 and 35/7/3.

On or towards West : By property of Mr.Deshpande from S. No.
36/5/1.

On or towards North : By property of Mr.Waswand and Mr.Joshi
from S. No. 29.

Together with the all its present Rights, Title, Interest, fixture annexed thereto and
all Easement rights.

4) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa
No.7/4 admeasuring area of 00 H 17 R assessed with 00 Rs 22 Paise situated
Village – Ambegaon Budruk, Tal-Haveli, Dist-Pune and within the limits of
Grampanchayat Ambegaon Budruk and which is newly entered in Pune Municipal
Corporation and Sub Registrar Haveli, District Pune.

On or towards East : By Odha.

On or towards South : By property of Mr.Anerao and Mr.Porwal.

On or towards West : By road.

On or towards North : By property of Mr.Anerao.

Together with the all its present Rights, Title, Interest, fixture annexed thereto and
all Easement rights.

5) In respect of all that piece and parcel of the Land Bearing Survey No.36, Hissa
No.7/3/1 admeasuring area of 00 H 17 R with Potkharaba area 00 H 05 R i.e total
area admeasuring of 00 H 22 R assessed with 00 Rs 20 Paise and Land Bearing
Survey No.36, Hissa No.7/3/2 admeasuring area of 00 H 02 R assessed with 00
Rs 02 Paise situated Village – Ambegaon Budruk, Tal-Haveli, Dist-Pune and
within the limits of Grampanchayat Ambegaon Budruk and which is newly entered
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- On or towards East : By Odha.
On or towards South : By Survey No.36/7/4 and 36/5/2.
On or towards West : By Survey No.36/7/2.
On or towards North : By property of Mr.Anerao.

Together with the all its present Rights, Title, Interest, fixture annexed thereto and all Easement rights.

2) It appears from the record that Mr.Baban Namdev Kondhare along with all others who owned the ancestral property made and executed a registered Sale Deed of Land Bearing Survey No.36, Hissa No.5/2 admeasuring area of 00 H 09 R assessed with 00 Rs 53 Paise situated Village – Ambegaon Budruk in favour of Mr.Dinkar Rajaram Anerao which is duly registered at Haveli No.9 at serial no.7865/2004 on dt.16/12/2004 and then the name of Mr.Dinkar Rajaram Anerao was endorsed on the 7/12 extract as owner by Mutation Entry.No.12983.

3) It appears from the record that the Legal Heirs namely Mr.Prakash Sakharam Kondhare and 28 others made and executed a registered Sale Deed of Land Bearing Survey No.36, Hissa No.7/2 admeasuring area of 00 H 09 R assessed with 00 Rs 06 Paise situated Village – Ambegaon Budruk in favour of Mr.Dnyaneshwar Arun Anerao, Mr.Bhagwat Ganpat Gendale and Mr.Pandurang Ganpat Gendale which is duly registered at Haveli No.20 at serial no.3255/2005 on dt.05/12/2005 and then the names of Mr.Dnyaneshwar Arun Anerao, Mr.Bhagwat Ganpat Gendale and Mr.Pandurang Ganpat Gendale were endorsed on the 7/12 extract as owners by Mutation Entry.No.13413.

4) It appears from the record that the Legal Heirs namely Mr.Pandharinath Chandar Kondhare and 21 others made and executed a registered Sale Deed of Land Bearing Survey No.36, Hissa No.7/1 admeasuring area of 00 H 16 R with Potkharaba area 00 H 14 R i.e total area admeasuring of 00 H 30 R situated Village – Ambegaon Budruk in favour of Yamuna Dinkar Anerao, Sunanda Arun Anerao, Sudhakar Dinkar Anerao and Shankar Dinkar Anerao which is duly registered at Haveli No.9 at serial no.5070/2004 on dt.16/08/2004 and then the names of Yamuna Dinkar Anerao, Sunanda Arun Anerao, Sudhakar Dinkar Anerao and Shankar Dinkar Anerao were endorsed on the 7/12 extract as owners by Mutation Entry.No.12856.



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- 5) It appears from the record that Shankar Dinkar Anerao expired on dt.07/08/2014 and the share in the said land vested to his legal heirs respectively namely Gayatri Shankar Anerao, Aishwarya Shankar Anerao and Aryan Shankar Anerao and then the names of these legal heirs were endorsed on the 7/12 extract as owners by mutation entry no.18844.
- 6) It appears from the record that the Legal Heirs namely Mr.Yogesh Raj Dugal, Mr.Rajesh Yogesh Dugal, Mr.Bhupesh Raj Dugal and Sant Dugal made and executed a registered Sale Deed of Land Bearing Survey No.36, Hissa No.7/4 admeasuring area of 00 H 17 R situated Village – Ambegaon Budruk in favour of Mr.Dnyaneshwar Arun Anerao, Mr.Bhagwat Ganpat Gendale, Mr.Pandurang Ganpat Gendale and Mr.Vitthal Ganpat Gendale which is duly registered at Haveli No.20 at serial no.253/2005 on dt.21/05/2005 and then the names of Mr.Dnyaneshwar Arun Anerao, Mr.Bhagwat Ganpat Gendale, Mr.Pandurang Ganpat Gendale and Mr.Vitthal Ganpat Gendale were endorsed on the 7/12 extract as owners by Mutation Entry.No.13397.
- 7) It appears from the record that Pandharinath Chandar Kondhare, Hausabai Nivrutti Kondhare, Ratnabai Maruti Mengade, Nanda Gorakh Salunkhe and Mr.Anil Gajanan Shirke made and executed a registered Sale Deed of Land Bearing Survey No.36/7/3/1 admeasuring area of 00 H 17 R with Potkharaba area 00 H 05 R i.e total area admeasuring of 00 H 22 R and Land Bearing Survey No.36/7/3/2 admeasuring area of 00 H 02 R situated Village – Ambegaon Budruk in favour of Dnyaneshwar Arun Anerao, Shankar Dinkar Anerao, Arun Rajaram Anerao, Sudhakar Dinkar Anerao, Pandurang Ganpat Gendale and Vitthal Ganpat Gendale which is duly registered at Haveli No.9 at serial no.7854/2004 on dt.16/12/2004 and then the names of Dnyaneshwar Arun Anerao, Shankar Dinkar Anerao, Arun Rajaram Anerao, Sudhakar Dinkar Anerao, Pandurang Ganpat Gendale and Vitthal Ganpat Gendale were endorsed on the 7/12 extract as owners by Mutation Entry.No.12982
- 8) It appears from the record that Shankar Dinkar Anerao expired on dt.07/08/2014 and the share in the said land properties vested to his legal heirs respectively namely Gayatri Shankar Anerao, Aishwarya Shankar Anerao and Aryan Shankar Anerao and then the names of these legal heirs were endorsed on the 7/12 extract as owners by mutation entry no.18844.
- 9) It appears from the record that Dinkar Rajaram Anerao, Yamuna Dinkar Anerao, Sudhakar Dinkar Anerao, Gayatri Shankar Anerao for herself and legal guardian for Aishwarya Shankar Anerao and Aryan Shankar Anerao, Arun



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Rajaram Anerao, Sunanda Arun Anerao, Dnyaneshwar Arun Anerao, Bhagawat Ganpat Gendale, Vitthal Ganpat Gendale and Pandurang Ganpat Gendale made a registered Development Agreement and Power of Attorney of their respective shares in favour of Gurukrupa Developers through its partners Mr.Dinkar Rajaram Anerao, Mr.Rahul Suresh Dengale, Mr.Sudhakar Dinkar Anerao and Mr.Dnyaneshwar Arun Anerao which is registered in the office of Sub Registrar, Haveli No. 9 on 16/10/2017 at Serial No. 6802/2014 and 6803/2014.

10) 7/12 extract issued by Talathi Office Ambegaon Budruk, mutation entry no.1062, 12983, 13413, 12856, 18844, 543, 2038, 3707, 13397, 5169, 12982, 18844, .

11) Search report for 30 years from 1991 .till 2021.

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 following promoter/developer i.e Gurukrupa Developers through its partners Mr.Dinkar Rajaram Anerao, Mr.Rahul Suresh Dengale, Mr.Sudhakar Dinkar Anerao and Mr.Dnyaneshwar Arun Anerao is clear, marketable and without any encumbrances. Owner of the land Dinkar Rajaram Anerao, Yamuna Dinkar Anerao, Sudhakar Dinkar Anerao, Gayatri Shankar Anerao for herself and legal guardian for Aishwarya Shankar Anerao and Aryan Shankar Anerao, Arun Rajaram Anerao, Sunanda Arun Anerao, Dnyaneshwar Arun Anerao, Bhagawat Ganpat Gendale, Vitthal Ganpat Gendale and Pandurang Ganpat Gendale.

3/- The report reflecting the flow of the title of the promoter/developer i.e Gurukrupa Developers through its partners Mr.Dinkar Rajaram Anerao, Mr.Rahul Suresh Dengale, Mr.Sudhakar Dinkar Anerao and Mr.Dnyaneshwar Arun Anerao on the said land is enclosed herewith as annexure.

Encl : Annexure.

BSB Bhintade

Adv.Bharat S. Bhintade

Advocate.

Date:01/02/2023

(Stamp)



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(Circular No. 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND Survey No.36 Hissa No.5/2, Survey No.36 Hissa No.7/2, Survey No.36 Hissa No.7/1, Survey No.36 Hissa No.7/4, Survey No.36 Hissa No.7/3/1, Survey No.36 Hissa No.7/3/2.

1) 7/12 Extract / P.R. Cards on date application for registration.

2) Mutation Entries no.1062, 12983, 13413, 12856, 18844, 543, 2038, 3707, 13397, 5169, 12982, 18844

3) Search report and Title report from 1993 To 2023 taken from sub registrar offices at Haveli 01 to 29

4) Any others relevant Title.

5) Litigation if any : NO

Place: Pune

Date: 01/02/2023

Mr.Bharat S Bhintade

Advocate

Adv. Bharat S. Bhintade

BSL, LLB.

S. No. 37/5, Near Samartha Complex,
Dhankawadi, Pune-411 043.