



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

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

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

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 plot no. CTS/C.S. No. 88/2, 88/3, 88/5, 88/10/1 of area admeasuring 6000 Sq. mtrs. situated at village Kiwale, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune – 412101. (hereinafter referred as the "said plot").

I have investigated the title of the said Property on the request of **Jhamtani Realty Private Limited** a company duly registered under the provisions of The Companies Act, 1956 through its Director Mr. Anup Parmanand Jhamtani, having its registered office at: Survey No. 17/2, Aundh Ravet Road, Rahatani, Pune 411017, and following documents i.e.: -

#### 1) Description of the property.

All those pieces and parcels of well-defined and demarcated land or ground total admeasuring 6000 Sq. Mtrs bearing survey nos. a) 88/2 area admeasuring 150 Sq. Mtrs., b) 88/3 area admeasuring 1750 Sq. Mtrs, c) 88/5 area admeasuring 2400 Sq. Mtrs and d) 88/10/1 area admeasuring 1700 Sq. Mtrs, all situated at village Kiwale, Taluka Haveli, District Pune - 412101 and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and which are commonly bounded as under –

On or towards East - By Property of Survey No.88 (P)  
On or towards West - By Property of Survey No. 88 (P)  
On or towards South - By Property of Survey No. 88 (P)  
On or towards North -By 30 Mtrs. wide road. 88 (P)

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

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

1. Copy of 7/12 extracts.
2. Copy of Mutation Entries.
3. Copies of Sale Deeds.
4. Copies of the Development Agreement.
5. Copies of Power of Attorney.
6. Copy of Demarcation Certificate.
7. Copy of D.P. Opinion.
8. Copy of Zone Certificate
9. Copy of Deed of Exchange
10. Copy of Release Deed

#### 3) 7/12 Extract and Mutation entry.

7/12 extract issued by the revenue officer of Village Baner, Tal. Haveli, Dist. Pune and following are the mutation entries:



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Sr. No.	Survey No.	Mutation Entries
1	88/2	374, 559, 594, 602, 628, 1010, 1031, 1453, 1496, 1604, 1817, 1877, 4852, 5381, 7232, 7334, 10569, 10836, 11899, 12055, 12908, 13163, 13356, 13752.
2	88/3	265, 374, 750, 1031, 1453, 1604, 1817, 1877, 4852, 4853, 5271, 5381, 5912, 7334, 7670, 10836, 11899, 13107.
3	88/5	462, 463, 1035, 1453, 1496, 1604, 1817, 4853, 5271, 5912, 12312, 13059, 13784.
4	88/10/1	462, 839, 976, 1803, 2728, 5939, 9729, 10244, 13187, 13420, 13739, 14426, 14474, 12837, 12965, 14120, 14179.

**4) Search Report -**

- a) That I have carried out search for the period from the year 1994 to till 2024 in respect of the said properties through the official online portal of the Inspector General of Registration, Government of Maharashtra, by Survey No. 88/2, 88/3, 88/5 and 88/10/1 Kiwale, Tal Haveli Dist. Pune. During the said Searches, I did not find any entry at the offices of concerned Sub- Registrars of Assurances relating to the said Lands or any of them, which is adverse to the rights, title and interest of the said Landowners and / or Jhamtani Realty Private Limited in respect of the said properties.
- 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.

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 Owner/Developer is clear, marketable and without any encumbrances.

Survey No.	Area (In Sqr. Mtr.)	Landowner	Developer
88/2	150	Mrs. Aruna Baban Salunke	Jhamtani Realty Private Limited
88/3	1750	Mrs. Aruna Baban Salunke	
88/5	2400	Mrs. Aruna Baban Salunke	
88/10/1	1700	Jhamtani Realty Private Limited	
<b>Total:</b>		<b>6000 Sq. mtrs</b>	

The report reflecting the flow of the title of the **Jhamtani Realty Private Limited** through its Director Mr. Anup Parmanand Jhamtani on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 25/09/2024



*Adv. Digambar Sandeshkumar Jadhav*  
ADV. DIGAMBAR SANDESHKUMAR JADHAV  
Advocate



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



**1) 7/12 extract as on date of application for registration.**

I have furnished with certified 7/12 extract in respect of the said land. On perusal thereof, I note as under:

Survey No.	Area (In Sqr. Mtr.)	Landowner	Developer
88/2	150	Mrs. Aruna Baban Salunke	Jhamtani Realty Private Limited
88/3	1750	Mrs. Aruna Baban Salunke	
88/5	2400	Mrs. Aruna Baban Salunke	
88/10/1	1700	Jhamtani Realty Private Limited	
<b>Total:</b>		<b>6000 Sq. mtrs</b>	

**2) Mutation Entry :**

Sr. No.	Survey No.	Mutation Entries
1	88/2	374, 559, 594, 602, 628, 1010, 1031, 1453, 1496, 1604, 1817, 1877, 4852, 5381, 7232, 7334, 10569, 10836, 11899, 12055, 12908, 13163, 13356, 13752.
2	88/3	265, 374, 750, 1031, 1453, 1604, 1817, 1877, 4852, 4853, 5271, 5381, 5912, 7334, 7670, 10836, 11899, 13107.
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4	88/10/1	462, 839, 976, 1803, 2728, 5939, 9729, 10244, 13187, 13420, 13739, 14426, 14474, 12837, 12965, 14120, 14179.

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

I conducted online searches for the period from the year 1994 to till 2024 in respect of the said Properties through the official online portal of the Inspector General of Registration, Government of Maharashtra, by Survey No. 88/2, 88/3, 88/5 and 88/10/1 Kiwale. During the said Searches, I did not find any entry at the offices of concerned Sub- Registrars of Assurances relating to the said Lands or any of them, which is adverse to the documents provided and rights, title and interest of the said Owners/Developers/Promoters in respect of the said properties.

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

- (a) Mrs. Aruna Baban Salunke, along with consenting Parties i.e. Mr. Baban Sadashiv Salunke, Mrs. Rupali Shankar Gore alias Rupali Baban Salunke, Mrs. Sarika Sandesh Darshale alias Sarika Baban Salunke, Mrs. Archana Pradip Talekar alias Archana Baban Salunke, Mr. Amol Baban Salunke, Mrs. Akshada Amol Salunke, and Adhya Amol Salunke through its natural guardian Mr. Amol Baban Salunke had executed Development Agreement and Power of Attorney for the total area admeasuring 00 H. 43 R i.e. area admeasuring 00 H. 1.5 R carved out from S.N. 88/2, area admeasuring 00 H. 17.50 R carved out from 88/3 & area admeasuring 00 H. 24 R carved out from 88/5 in favour of Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani having office at 17/2, Jhamtani House, Aundh Ravet Road, Rahatni, Pune -



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411017. The said Development Agreement and Power of Attorney were registered in the office of Sub-Registrar Haveli No. 17 noted at serial no. 13006/2021 and 13007/2021 dated 01/12/2021.

- (b) Shantabai Kashinath Taras, Rahul Kashinath Taras, Ashwini Rahul Taras, Swaraj Rahul Taras and Swaranjali Rahul Taras through their natural gurdian Mr. Rahul Kashinath Taras had executed Sale Deed for the total area admeasuring 00 H. 17 R of the said S.N. 88/10/1 in favour of Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani having office at 17/2, Jhamtani House, Aundh Ravet Road, Rahatni, Pune - 411017. The said Sale Deed was registered in the office of Sub-Registrar Haveli No. 17 noted at serial no. 9680/2024 dated 09/05/2024.
- (c) The Pune Municipal Corporation has sanctioned the building plans of the proposed building to be constructed on the said Land and issued Commencement Certificate bearing No. CC/1579/23 dated 6/10/2023.

**5) Litigations if any.**

I have caused an online litigation search through the online portal named ecourts.gov.in in respect of litigation filed by or against Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani and in pursuance thereof and it seems that No litigations are filed by or against the Developer and Owner Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani for the said proposed project.

Date : 25/09/2024



*D. Jadhav*  
ADV. DIGAMBAR SANDESHKUMAR JADHAV  
Advocate.

<b>MH008749643202425P</b>	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Sep 2024	Receipt	Receipt no.: 1113656662
	Name of the Applicant :	Adv Digambar Sandeshkumar Jadhav
	Details of property of which document has to be searched :	Dist :Pune Village :Kivale (malwadi ) S.No/CTS No/G.No. : 88
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH008749643202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php">gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php</a> '.		

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