

Adv. Vilas Suryakant Atre,
B.Sc. B.A. LLB
Mob: 9850978450
, Krishnanagar, Erandawana Gaothan, Pune 411004

Adv. Geeta Atre Kaujalgi
B.SL, LL.M.
Mob: 9822842692

FORMAT-A

To
Hon'ble Maharashtra Real Estate Regulatory Authority
House in Bhavan, Plot No.C-21, E-Block
Bandra Kurla Complex, Bandra (E)
Mumbai: 400 051

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect to All that portion, All that piece and parcel of land area admeasuring 00 Hector 9 Are i.e 900 sq.mtrs out of total area admeasuring 07 Hector 62 Are, out of land bearing Survey No. 63 Hissa No. 1A (New S.no 63/1/A); assessed at Rs. 8.32 paise situate at village Bavdhan Khurd, Taluka Mulshi, District Pune, (hereinafter referred to as the said "PLOT")

1. **INSTRUCTIONS:**

I have investigated the title of the said Plot on the request of M/s. ADIRAJ DEVELOPERS, a registered partnership firm, under provisions of Indian Partnership Act, 1932, having its registered office at S.NO 94, Plot no. 16, Trimurti Building, Right Bhusari, Colony, Paud Road, Kothrud, Pune 411038 represented through its partner Ramdas Eknath Dodake, Manish Nandkumar Chandere, Narayan Gyanba Varpe and Kiran Ambadas Gote, (hereinafter referred to as the said "PROMOTER")

2. **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land area admeasuring 00 Hector 9 Are i.e 900 sq.mtrs out of total area admeasuring 07 Hector 62 Are, out of land bearing Survey No. 63 Hissa No. 1A (New S.no 63/1/A); assessed at Rs. 8.32 paise situate at village Bavdhan Khurd, Taluka Mulshi, District Pune, within the limits of the Registration District Pune, Sub-Registration Taluka Mulshi and within the limits of Pune Municipal Corporation and the same is bounded by as under:

East : Internal Road,
South : Part of S.no 63/1/A
West : Part of S.no 63/1/A
North : Part of S.no 63/1/A owned by Aparajita Society.

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together with rights to ingress and egress, along with easements, appurtenances, available FAR/FSI including the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

(Herein after referred to as the SAID PLOT)

3. COPIES OF 7/12 EXTRACT OR PROPERTY CARD AND MUTATION ENTRIES AND OTHER REVENUE RELATED DOCUMENTS/ PAPERS

- i) Photocopy of 7/12 Extract issued by the Village Talathi, dated 06.01.2022
- ii) Photocopies of all relevant Mutation Entry Extracts (Form No.6D)
- iii) Photocopy of Zone Certificate dated 31.12.2021 issued by the Asst. Engineer, Town Planning, Pune Municipal Corporation, Pune
- iv) Photocopy of Commencement Certificate No. CC/1967/22 dated 31.10.2022, issued by Pune Municipal Corporation.
- v) Photocopy of Non agricultural permission issued by the Collector, Pune vide No. Ja.Kr.42 B/NA/SR/06/2023 dated 14.02.2023.

4. DOCUMENTS GIVEN TO ME FOR MY PERUSAL .

- i) Photocopy of Sale deed dated 06.07.2002, executed by Ashok Pandharinath Bhunde, Mrs. Rakhmabai Pandharinath Bhunde, Mrs. Malubai Shivaji Padawal, Mrs. Hausabai Baban Argade, Mrs. Suman Shivaji Padawal, Mrs. Ranjana Ganpat Pawale, Mrs. Anjana Jalindar Chandere, Mrs. Meena Vilas More, with consent of Ashok Nimbalkar in favour of Dilip Dnyanoba Navaghane and Mrs. Pratibha Dilip Navghane in respect of the Said Plot, registered in the office of Sub Registrar Mulshi at serial no. 5087/2002 on 16.09.2002.
- ii) Photocopy of Development Agreement dated 17.06.2022, executed by 1) Dilip Dnyanoba Navaghane, 2) Mrs. Pratibha

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Dilip Navghane, 3) Vishal Dilip Navghane and 4) Nikhil Dilip Navghane in favour of the Promoter herein in respect of the Said Plot, registered in the office of Sub Registrar Haveli 22 at serial no. 9839/2022 on same day.

iii) Photocopy of Power of Attorney dated 17.06.2022, executed by 1) Dilip Dnyanoba Navaghane, 2) Mrs. Pratibha Dilip Navghane, 3) Vishal Dilip Navghane and 4) Nikhil Dilip Navghane in favour of the Promoter herein in respect of the Said Plot, registered in the office of Sub Registrar Haveli 22 at serial no. 9840/2022 on same day.

iv) Photocopy of Title Report issued by Adv. Mohan Deshmukh, dated 28.06.2022, in respect of the Said plot.

5. SEARCH REPORT FOR 2 YEARS 2022 TO 2024.

I have conducted the online search in respect of the Said Plot for a period of 2 years i.e from 2022 to 2024., vide receipt for search bearing GRN No. MH016436605202324P, dated 28.02.2024. (Challan Copy is annexed herewith) As per e-records which were available on "igrmaharashtra.gov.in" website, I did not find any adverse transaction thereof, except transaction mentioned in the said report.

FLOW OF THE TITLE OF THE SAID LAND.

- (1) I have been informed that the land bearing Survey No.63, admeasuring 19 Acre 33 Guntha (alongwith Potkharaba), assessed at Rs.8, 12 Aane Paise situate at village Bavdhan Khurd, Taluka Mulshi, District Pune (said "SURVEY NO.63") was originally owned by Kanhu Gopala Bhunde and Moru Gopala Bhunde each having 8 anne share. While verifying the title of the said Plot, We are concerned with 8 Anne share of Moru Gopala Bhunde.

Geeta

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- (2) Moru Gopala Bhunde expired long back i.e 50 years ago, leaving behind him 2 sons Genubhau and Pandharinath and one married daughter Sarubai Jyotiba Dagade. whose names were recorded in village form 7/12 by effecting mutation in village form no. VI by Mutation entry no. 1245 dated 03.12.1979.
- (3) Pandharinath Moru Bhunde expired on 21.09.1995, leaving behind him widow Mrs. Rakhamabai Pandharinath Bhunde, one son Ashok and 6 married daughters namely Mrs. Malubai Shivaji Padawal, Mrs. Hausabai Baban Argade, Mrs. Suman Shivaji Padawal, Mrs. Ranjana Ganpat Pawale, Mrs. Anjana Jalindar Chandere, Mrs. Meena Vilas More, whose names were recorded in village form 7/12 by effecting mutation in village form no. VI by Mutation entry no. 2463 dated 16.10.1995.
- (4) On 06.07.2022, Ashok Pandharinath Bhunde, Mrs. Rakhamabai Pandharinath Bhunde, Mrs. Malubai Shivaji Padawal, Mrs. Hausabai Baban Argade, Mrs. Suman Shivaji Padawal, Mrs. Ranjana Ganpat Pawale, Mrs. Anjana Jalindar Chandere, Mrs. Meena Vilas More, with consent of Ashok Nimbalkar executed sale deed in favour of Dilip Dnyanoba Navaghane and Mrs. Pratibha Dilip Navghane in respect of the Said Plot, registered in the office of Sub Registrar Mulshi at serial no. 5087/2002 on 16.09.2002. Their names were recorded in village form 7/12 by effecting mutation in village form no. VI by Mutation entry no. 4070 dated 17.10.2002.
- (5) Thereafter, 1) Dilip Dnyanoba Navaghane, 2) Mrs. Pratibha Dilip Navghane, 3) Vishal Dilip Navghane and 4) Nikhil Dilip Navghane executed Development Agreement dated 17.06.2022, in favour of the Promoter herein in respect of the Said Plot, registered in the office of Sub Registrar Haveli 22 at serial no. 9839/2022 on same day.
- (6) it is seen that pursuant to Development Agreement, the Promoters obtained sanctioned plans in respect of the said Plot from the Pune Municipal Corporation, vide Commencement Certificate No. CC/1967/22 dated 31.10.2022.
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(7) The Promoter has also applied and Obtained Nonagricultural permission from the Collector, Pune in respect of the said Plot vide Order No. Ja.Kr.42 B/NA/SR/06/2023 dated 14.02.2023.

6. ON PERUSAL OF THE ABOVE-MENTIONED DOCUMENTS AND ALL OTHER RELEVANT DOCUMENTS RELATING TO TITLE OF THE SAID PLOT AND REVENUE RECORDS MADE AVAILABLE AND INFORMATION GIVEN TO ME AND SUBJECT TO WHATEVER STATED HEREINABOVE.

I AM OF THE OPINION THAT:

1) Dilip Dnyanoba Navaghane, 2) Mrs. Pratibha Dilip Navghane, 3) Vishal Dilip Navghane and 4) Nikhil Dilip Navghane, executed Development agreement in favour of M/s. Adiraj Developers, the Promoter and thus, The Promoter is entitled to implement ownership scheme in the said Plot and dispose it off to the intending buyers and receive and appropriate the consideration derived there from for its own use and benefit.



Geeta Atre Kaujalgikar
Advocate

Date: 03.04.2024



CHALLAN
MTR Form Number-6



GRN	MH016436605202324P	BARCODE			Date	28/02/2024-21:57:48	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Geeta Anand Kaujalgiar		
Location	PUNE						
Year	2023-2024 One Time			Flat/Block No.			
Account Head Details	Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE	300.00		Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
Total	300.00		Amount In	Three Hundred Rupees Only			
			Words				
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502024022811657	8507709227935	
Cheque/DD No.			Bank Date	RBI Date	28/02/2024-21:58:02	Not Verified with RBI	
Name of Bank			Bank-Branch	SBIEPAY PAYMENT GATEWAY			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Department ID : 952392438

Mobile No. : 9822842692

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

सदर चलान "ट्रिप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

