



Mr. Makarand Paradkar (Advocate)

F 108 Ashoka Plaza, Next to Hotel Hayatt, Nagar Road, Viman Nagar, Pune 411014

P;

FORMAT A
(Circular no.28/2021)

Date 26/02/2022

To,
MahaRERA,
Pune

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect land admeasuring about 14723.14 sq. meter out of the land bearing Survey No. 1A Hissa No.1 admeasuring about 1 H. 51 R, Survey No. 1A Hissa No. 2 admeasuring about rH 4r.62 R, survey No. 1A Hissa No. 3 admeasuring about 0 H.7 R and Survey No. 1 B admeasuring about 0 H 8.96 R Village Bopkhel, Tal. Haveli, Dist. Pune, and situated within the limits of Pimpri Chinchwad Municipal Corporation hereinafter referred to as Said Lands.

I have investigated title of the said land on the request of owner/promoter viz

Kundan and Jain Developers, Registered Partnership firm having its office at Elphinstone Road, Khadki, Pune 411 003 and relying upon documents mentioned hereunder:

1. Description of the property:

All that piece and parcel of land admeasuring 14723.14 sq. meter out of the land bearing Survey No, 1A Hissa No, 1 admeasuring about 1 H. 51 R, Survey No. 1A Hissa No, 2 admeasuring about 1 H 4L 62 R, Survey No. 1A Hissa No. 3 admeasuring about 0 H. / R and Survey No. 1 B admeasuring about 0 H 8.96 R Village Bopkhel, Tal. Haveli, Dist. Pune, and situated within the limits of Pimpri Chinchwad Municipal Corporation

2. The documents of allotment of plot.

i. Photocopy of 7/12 Extract of Survey No. 1A Hissa No. 1, Bopkhel of the year 1967-68 to 1978-79.

ii. Photocopy of 7/12 Extract of Survey No. 1A Hissa No. 1, Bopkhel of the year 1979-80 to 1991-92.

iii. Photocopy of 7/12 Extract of Survey No. 1A Hissa No'1, Bopkhel for the year 1991-92 to 2009 - 2010

iv. Photocopy of 7/12 Extract of Survey No. 1A Hissa No.1, Bopkhel for the year 2010 - 2011 to 2014-2015.

v. Photocopy of 7/12 Extract of Survey No. 1A Hissa No'1, Bopkhel for the

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year 2019-2020.

vi. Photocopy of 7/12 Extract of Survey No' 1A Hissa No' 2, Bopkhel of the year 1967-68 to 1978-79

vii. Photocopy of 7/12 Extract of Survey No'1A HissaNo'2, Bopkhel of the year 1979-80 to 1991-92.

viii. Photocopy of 7/12 Extract of Survey No' 1A Hissa No'2, Bopkhel for the year 1997-92 to 2009 - 2010

ix. Photocopy of 7/12 Extract of Survey No. 1A Hissa No'2, Bopkhel for the year 2010 - 2011 to 2014-2015

x. Photocopy of 7/12 Extract of Survey No. 1A Hissa No. 2, Bopkhel of the year 2019-2020.

xi. Photocopy of 7/12 Extract of Survey No. 1A Hissa No. 3, Bopkhel of the year 1967-68 to 1978-79

xii. Photocopy of 7/12 Extract of Survey No. 1A Hissa No. 3, Bopkhel of the year 1979-80 to 1991-92

xiii. Photocopy of 7/12 Extract of Survey No. 1A Hissa No.3, Bopkhel for the year 1992 to 2009 - 2010

xiv. Photocopy of 7/12 Extract of Survey No. 1A Hissa No.3, Bopkhel for the year 2010 -2011 to 2014-2015.

xv. Photocopy of 7/12 Extract of Survey No. 14 Hissa No'3, Bopkhel for the year 2019-2020.

xvi. Photocopy of 7/12 Extract of Survey No. 18 Bopkhel of the year 1967-68 to 1978-79.

xvii. Photocopy of 7/12 Extract of Survey No. 18, Bopkhel of the year 1979-80 to 1991-92.

xviii. Photocopy of 7/12 Extract of Survey No' 18, Bopkhel for the year 1991-92 to 2009 - 2010.

xix. Photocopy of 7/12 Extract of Survey No. 18, Bopkhel for the year 2010 - 2011 to 2014-2015

xx. Photocopy of 7/12 Extract of Survey No. 1B, Bopkhel for the year 2019-2020.

xxi. Photocopy of Mutation Entries recorded on 7/12 extract of S.no, 1A Hissa no 1, Hissa No 2, Hissa No 3 and S. No 1 B: 301, 618, 628, 779, 781, 802, 803, 835, 836, B39, 840, 901, 972, 963, 969, 2993,





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3330, 3415, 3987, 4173, 4289, 4296.

xxii. Photocopy of Sale Deed dated 28/11/1983 bearing registration No. 7312/1983 executed by Vasant Sadashiv Mandhare, Usha Ashok Yevare in favour of Anjanabai Shankar Ghule with respect to the land bearing S. No. 1A Hissa No. 2 and the land bearing S. No. 18.

xxiii. Photocopy of Development Agreement dated 23/5/2006 executed by Dnyaneshwar Mahadu Kalbhor and other 10 in favour of Mr. Sandeep R. Shah, Shreechand Shamandas Aaswani and Yogesh Mangalsen Bahal with respect to area admeasuring about 10223.048 sq.mtr. and reserved for play ground out of land bearing Survey No. 1A Hissa NO. 1,2 & 3 and Survey No.1B, Bopkhel which is registered in the office of Sub Registrar Haveli No. V at Sr. No. 4406/2006.

xxiv. Photocopy of Power of Attorney dated 23/5/2006 executed by Dnyaneshwar Mahadu Kalbhor and other 10 in favour of Mr. Sandeep R. Shah, Shreechand Shamandas Aaswani and Yogesh Mangalsen Bahal with respect to area admeasuring about 10223.048 sq.mtr. and reserved for play ground out of land bearing Survey No. 1A Hissa NO. 1, 2 & 3 and Survey No. 1B, Bopkhel which is registered in the office of Sub Registrar Haveli No. V at Sr. No. 4407/2006.

xxv. Photocopy of Development Agreement dated 13/4/2007 executed by Shantabai Dnyaneshwar Kalbhor and other 15 in favour of Sau. Vinita Deepak Sharma and Sudam Maruti Lokhande Paftners of M/s. Chaurang Properties with respect to area admeasuring about 1 H. 31 R. in residential zone out of land bearing Survey No. 1A Hissa NO. 1, 2 & 3 and Survey No. 18, Bopkhel which is registered in the office of Sub Registrar Haveli No. V at Sr. No. 3314/2007.

xxvi. Photocopy of Power of Attorney dated 13/4/2007 executed by Shantabai Dnyaneshwar Kalbhor and other 15 in favour of Sau. Vinita Deepak Sharma and Sudam Maruti Lokhande Paftners of M/s. Chaurang Properties with respect to area admeasuring about 1 H. 31 R. in residential zone out of land bearing Survey No. 1A Hissa NO. 1, 2 & 3 and Survey No. 1B, Bopkhel which is registered in the office of Sub Registrar Haveli No. V at Sr. No. 3315/2007.

xxvii. Photocopy of Correction Deed dated 28/02/2008 executed by Shantabai Dnyaneshwar Kalbhor and others in favour of Chaurang Property bearing Registration No. 1653/2008 registered at the Office of Sub-Registrar, Haveli XV.

xxviii. Photocopy of confirmation Deed dated 28/02/2008 executed by Shantabai Dnyaneshwar Kalbhor and others in favour of Sandip R. Shah and others bearing Registration No. 1654/2008 which is registered at Office of Sub-Registrar, Haveli XV

xxix. Photocopy of Agreement to Sell dated 29/02/2008 executed by

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shantabai Dnyaneshwar Kalbhor and others in favour of Kundan & Jain Developers through its partner Ashish Bhavarlal Jain bearing Registration No. 1655/2008 which is registered at Office of Sub- Registrar, Haveli XV

xxx. Photocopy of Power of Attorney dated 29/02/2008 executed by Shantabai Dnyaneshwar Kalbhor and others in favour of Ashish Bhavarlal Jain and others bearing Registration No' 1656/2008 which is registered at Office of Sub-Registrar, Haveli XV

xxxi. Photocopy of sale Deed dated 0710817009 executed by smt' shantabai Dnyaneshwar Kalbhor and others in favour of Kundan & Jain Developers bearing RegistrationNo'5762/2009 which is registered at Office of Sub-Registrar, Haveli IV

xxxii. Photocopy of Sale Deed dated 12/09/2011 executed by smt' shantabai Dnyaneshwar Kalbhor in favour of Kundan & Jain Developers through its partner Ashish Bhavarlal Jain bearing Registration No. 8976/2011 which is registered at Office of Sub-Registrar, Haveli V

xxxiii. Photocopy of Power of Attorney dated 12/09/2011 executed between Sandip R. shah and others and smt' Shantabai Dnyaneshwar Kalbhor and others bearing Registration. No' 8976/2011 which is registered at Office of Sub-Registrar, Haveli V

xxxiv. Photocopy of order dtd. 16/12/2014 bearing no. PMH/NA/SR/979/2012 issued by Collector Pune

xxxv. Photocopy of revised Commencement Certificate dtd' 18/11/2021 issued by Pimpri Chinchwad Municipal Corporation bearing no' BP/Bopkhel/35/2021

xxxvi. Photocopy of layout sanctioned on 18/11/2021 bearing no BP/Bopkhel/35/2021 issued by Pimpri Chinchwad Municipal Corporation

xxxvii. Zone Certificate bearing.no. N.R. vi/ Kavi/ zone dakhilal 2021 dated' 27/12/2021 issued by Assistant Town Planning Authority, Pune Division

3. 7/12 Extract / Property card:

- i. Photocopy of 7/12 Extract of Survey No. 14 Hissa No. 2, Bopkhel of the year 2019-2020.
- ii. Photocopy of 7/12 Extract of Survey No. 1A Hissa No.3, Bopkhel for the year 2019-2020.
- iii. Photocopy of 7/12 Extract of Survey No. 18, Bopkhel for the year 2019-2020.

iv. Mutation entry: 3987, 2883, 3415

4. Search Report of 30 Years from i.e 1/1/1991 to 27/12/2021 given by





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Adv. Reema Sancheti dated 27/12/2021.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands, I am of the opinion that title of the following persons with respect to the following properties is clear and marketable and as per the encumbrances mentioned in the title report reflecting flow of the title of the plots as enclosed herewith as annexure.

Owners of the Plot:

M/s. Kundan and Jain Developers, Partnership Firm having it's office at 486 Elphiston Road, Khadki, Pune 411003 are owner of land admeasuring about 14723.14 sq. meter out of the land bearing Survey No. 1A Hissa No.1 admeasuring about 1 H. 51 R, Survey No. 1A Hissa No. 2 admeasuring about 1 H 41.62 R, Survey No. 1A Hissa No. 3 admeasuring about 0 H, 7 R and Survey No. 1 B admeasuring about 0 H 8.96 R Village Bopkhel, Tal. Haveli, Dist. Pune, and situated within the limits of Pimpri Chinchwad Municipal Corporation.

Qualifying remarks:

In my opinion, land admeasuring about 14723 sq. mtrs., out of land bearing

Survey No. 14 Hissa No.1 admeasuring about 1H.51 R., Survey No. 1A Hissa No. 2 admeasuring about 1 H.41.62 R., Survey No. 1A Hissa No. 3 admeasuring about 0 H.7 R and Survey No.1 Hissa No. B admeasuring about 0 H. 8.96 R. Village Bopkhel, Tal. Haveli, Dist. Pune is owned by Kundan and Jain Developers, Partnership Firm having it's office at 486 Elphiston Road, Khadki, Pune 411003, and their right in the said lands are clear marketable and free from encumbrances subject to :

- i. subject to recording the name of M/s. Kundan and Jain Developers in the revenue record of the Said Lands.
- ii. Acquisition of land by Pimpri Chinchwad Municipal Corporation for road widening as Per Zone Certificate.

The report reflecting the flow of title of the said owner/promoter with respect to Title of the said lands and search report of Adv. Reema N. Sancheti is enclosed herewith as annexure.

Encl: - Annexure

Pune
26/2/2022

Advocate





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**FORMAT A
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Date 26/02/2022

To,
MahaRERA,
Pune

FLOW OF TITLE OF THE SAID LAND

1. 7/12 Extract as on date of application -As per present 7/12 extract the name of M/s Kundan & Jain Developers is appearing in owner coloum, along with original owners. M/s Kundan & Jain Developers have clear and marketable rights free from encumbrances to deal with said Property as per their own accord.

2. Mutation Entry No- 3987, 2883, 3415

3. Search Report for 30 Years from 1/1/1991 to 27/12/2021 given by **Adv. Seema Sancheti** date 27/12/2021 from Sub- Rgisterar Haveli No 5.

a. Office of Sub- Rgisterar Haveli No 5.

Index II registers from 1988 to 1999 was in torn condition. The Index II was available for search but no adverse enteirs were traced pertaining to the said property.

b. Office of Sub- Rgisterar Haveli No 5.

Index II from the year 2000 to 2021 is available on web site of IGR maharashtra but no adverse entire were traced pertaining to the said Property wherein following entries were traced.

i. Development Agreement Dtd. 2310512006 bearing no.4406/2006 executed by Mr.Dnyaneshwar Mahadu Kalbhor and others in favour of Mr. Sandeep R Shah and others registered in the office of Sub registrar Haveli S(Pimpri).

ii. Development Agreement dtd. 13/04/2007 bearing no. 3314/2007 executed by Mr. Shantabai Dnyaneshwar Kalbhor and others in favour of M/s. Chaurang Propefties and Mr.Sudam Maruti Lokhande registered in the office of Sub registrar Haveli 5(Pimpri).

iii. Agreement Dtd. 29/02/2008 bearing no.1655/2008 executed by Smt Shantabai Dnyaneshwar Kalbhor and others in favour of M/s. Kundan and Jain Developers registered in the office of Sub registrar Haveli 1S(Dighi).

iv. Correction Deed dated 28/02/2008 executed by Shantabai Dnyaneshwar Kalbhor and others in favour of Chaurang Prperty bearing Registration No 1653/2008 registered at the Office of Sub-Registrar,





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Haveli X.

v. Confirmation Deed dated 28/02/2008 executed by Shantabai Dnyaneshwar Kalbhor and others in favour of Sandip R. Shah and others bearing Registration No. 1654/2008 which is registered at Office of Sub Registrar, Haveli XV.

vi. Sale deed Dtd.07/08/2009 bearing no.5762/2009 executed by Smt Shantabai Dnyaneshwar Kalbhor and others in favour of M/s. Kundan and Jain Developers registered in the office of Sub registrar Haveli 4(Kothrud).

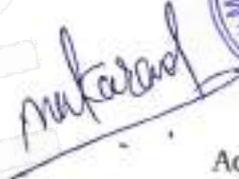
vii. Sale Deed dtd.12/ 09/2011 bearing no.8975/2011 executed by Smt Shantabai Dnyaneshwar Kalbhor and others in favour of M/s. Kundan and Jain Developers registered in the office of Sub registrar Haveli 5(Pimpri).

viii. Development Agreement Dtd. 22/08/2012 bearing no.7709/2012 executed by Smt Shanta Dnyaneshwar Kalbhor and others in favour of M/s. Gajanan Promoters and Developers registered in the office of Sub registrar Haveli 14(Chinchwad).

ix. Leave and Licence Agreement dtd. 18/12/2020 bearing no.15753/2020 executed by Smt Shantabai Dnyaneshwar Kalbhor through M/s. Gajanan Promoters and Developers in favour of Maharashtra State Electricity Development Company Ltd registered in the office of Sub registrar Haveli 14 (Chinchwad).

4. Any other relevant title - Nil

5. Litigation if any - Nil



Advocate

Place - Pune
Date- 26/2/2022