

Gangakhedkar And Associates

Advocates

Office : Unit No. 32 & 33, Himalaya Estate, 16-A, Shivajinagar, Pune - 411 005. M. : 9822092011

Ref.:

Date :

FORMAT - A
(Circular No. 28/2021)

To
Maha RERA
Housefin Bhavan, Plot No.C-21,
E- Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title Certificate with respect to lands bearing S. No.54/3, 55/1/4, 55/2, 56/1A/3, 56/1A/5, 56/1A/6, 56/4/7, 56/4/8, 56/4/9, 56/4/10, 56/4/11, 56/4/12, 57/2A, 57/2B, 57/3C, 59/2, 60/3A/1 and 60/3A/6 situated at Village Nanded, Taluka Haveli, District Pune, within the limits of Municipal Corporation of Pune.. (for brevity hereinafter referred to as 'THE SAID LAND').

I have investigated the title of the said Land on the request of M/s. Nanded City Development & Construction Company Limited having its registered office at 5, Aditi Garden Magarpatta City, Hadapsar, Pune - 411013 (for short called Developer) and following documents i.e. :-

1. DESCRIPTION OF SAID LAND:-

All that piece and parcel of the land are situated at Village Nanded, Taluka Haveli, District Pune details as follows -

Survey Number	Area as per the revenue record (Hectares-Ares)	AREA IN Melody 1 (Hectares-Ares)
54/3	00-42.30	00 - 08.92
55/1/4	00-68	00- 45.25
55/2	03.19	01.035
56/1A/3	00-22.50	00-22.50
56/1A/5	01-28	00-47
56/1A/6	00-95	00-60
56/4/7	0.51	00-00854
56/4/8	00-71	00-60.58
56/4/9	00-21	00-21
56/4/10	00-17	00-17
56/4/11	00-16	00-16



56/4/12	00-27	00-19
57/2A	1-02	00-96.5
57/2B	1-02	00-03.31
57/3C	1.85	01-015
59/2	00-97	00-59.60
60/3A/1	1-46	00-51.30
60/3A/6	00-51	00-08.34
Total area	15-56	07-42.15

2. Documents of allotment of the said Land:-

- Copies of 7/12 extract
- Copies of Mutation Entries.
- Several Joint Development Agreement and Power of Attorneys (details of Joint Development Agreements are mentioned in clause no.6 hereinbelow)

3. Various 7/12 extracts and mutation entries as mentioned in para 2(a) and 2(b) above.

4. The search of the said land for the last 30 years was carried out. The search from 1991 till 2002 of the available registers of Index II extract from the office of Joint Sub Registrar Haveli No. I and II only. The search pertaining from the year 2002 till date was caused online. The details of search are mentioned in the flow of title. The flow of the title and subsequent Addendums of respective survey number issued by me is appended hereto/relied upon and shall form part of this report.

5. Owners of the said land -

Sr. no.	Names of Owners	Survey number
1	Prashant Shankar Dugane	54/3
2	Prashant Shankar Dugane	55/1/4
3	Chandrakant Genba Dugane, Mohan Genba Dugane, Ramesh Genba Dugane, Vilas Genba Dugane, Prakash Damodhar Dugane, Balkrishna Damodar Dugane, Bhalchandra Damodar Dugane Mrs. Sarika Kishor Waghule and Padmashree Prashant Chipade	55/2
4	M/s. Waterfront Resort Private Limited	56/1A/3
5	Goraksh Baburao Damgude, Bharat Baurao Damgude, Vilas Baurao Damgude, Prabhavati Balasaheb Raikar, Sanjay Balasaheb Raikar, Sandeep Balasaheb Raikar, Jayshree Rajaram Dedge, Nitin Pandharinath Dangat,	56/1A/5



	Shailesh Babasaheb Dangat, M/s Magarpatta City Development and Construction Company Limited, M/s Nanded City Development and Construction Company Limited, M/s Magarpatta Township Development & Construction Company Limited	
6	Arjun Tukaram Damgude, Suresh Tukaram Damgude, Vikram Uttam Damgude, Sameer Uttam Damgude, Mangal Uttam Damgude, M/s. Magarpatta Township Development and Construction Company Limited, M/s. Nanded City Development & Construction Company Limited, Bharat Jethalal Doshi, Rita Bharat Doshi, M/s Fire Power Marketing India Pvt. Ltd.	56/1A/6
7	Mangesh Anandrao Tupe, Haribhau Ganpat Dhawade, Parvatibai Baburao Dhawade, Sambhaji Baburao Dhawade, Uttam Baburao Dhawade, Mangesh Shivaji Dhawade, M/s. Magarpatta City Development and Construction Company Ltd.	56/4/7
8	Gulab Babu Dhawade, Chandrabhaga Babu Dhawade, M/s. Magarpatta City Development Company Private Limited	56/4/8
9	Indubai Baburao Damgude, Gorakh Baburao Damgude, Bharat Baurao Damgude, Vilas Baurao Damgude	56/4/9
10	Suresh Dattatraya Dhawade, Laxman Dattatraya Dhawade, Mahesh Dyaneshwar Ghule, Mangesh Tupe	56/4/10
11	Vikas Vishwasrao Deshmukh	56/4/11
12	Suresh Dattatraya Dhawade, Laxman Dattatraya Dhawade	56/4/12
13	Sambhaji Bahusaheb Dedge	57/2A
14	Tanhaji Bahusaheb Dedge	57/2B
15	Rajani Ramesh Dedge, Milind Ramesh Dedge, Gita Nitin Dedge, Sumit Nitin Dedge, Shubham Nitin Dedge.	57/3C
16	Jaymala Dilip Jadhavrao, Anil Shankar Karle, Indubai Shankar Karle, Digvijay Deepak Jadhavrao, Nilesh Madhav Sant, Anil Janardhan Borate, M/s. Magarpatta Township Development & Construction Company Limited, M/s. Nanded City Development and Construction Company Limited, M/s. Waterfront Resorts Private Limited, Zahir Bandukwala.	59/2
17	Sopan Raghunath Karle, Pundalik Raghunath Karle, Rajaram Raghunath Karle, Nirmala Sarjerao Karle, Sujit	60/3A/1



	Sarjerao Karle, Ajit Sarjerao Karle, M/s Magarpatta Township Development and Construction Company Limited.	
18	Nirmala Sarjerao Karle, Sujit Sarjerao Karle, Aijit Sarjerao Karle, Jalindar Parvatrao Dawange, M/s. Magarpatta City Development and Construction Company Limited	60/3A/6

6. Document by which M/s. Nanded City Development and Construction Company Limited has acquired development rights -

Sr. No.	Name of the persons from whom joint development rights are acquired	S. no.	Area under JV (H - Aar)	Details of Joint Development Agreement (JDA) and Power of Attorney (POA)
1	Prashant Shankar Dugane and Family members/coparceners	54/3	00-42.30	JDA dated 15/11/2011, Reg. at sr. no.9692/2011, POA dated 15/11/2011 Reg. at sr. no.9693/11, Haveli no.11
2	Prashant Shankar Dugane and Family members/coparceners	55/1/4	00-68	JDA dated 15/11/2011, Reg. at sr. no.9692/2011, POA dated 15/11/2011 Reg. at sr. no.9693/11, Haveli no.11.
3	Arjun Tukaram Damgude, Suresh Tukaram Damgude, Vikram Uttam Damgude, Sameer Uttam Damgude, Mangal Uttam Damgude and family members/coparceners M/s. Magarpatta Township Development and Construction	56/1A/6	00-30 00-32	JDA dated 02/05/2011, Reg. at sr. no. 4993/ 2011, POA dated 02/05/2011, Reg. at sr. no.4994/2011, Haveli no.10. JDA dated 30/03/2013, Reg. at sr. no. 2527 of 2013



	Company Limited M/s Fire Power Marketing India Private Limited Bharat Jethalal Doshi, and Rita Bharat Doshi		00-11 00-12	POA dated 30/03/2013 Reg. at sr. no.2528/2013, Haveli no.11. JDA dated 28/05/2013, Reg. at sr. no. 3958 of 2013, POA dated 28/05/2013, Reg. at sr. no.3959/2013. JDA dated 04/04/2012, Reg. at sr. no. 3150 of 2012, POA dated 04/04/2012, Reg. at sr. no.3151/2012.
4	Gulab Bapu Dhawade, Chandrabhaga Bapu Dhawade M/s. Magarpatta City Development Company Private Limited	56/4/8	00-40 00-31	JDA dated 26/04/2011, Reg. at sr. no. 3593 of 2011 POA dated 26/04/2011 Reg. at sr. no.3594/2011, Haveli no.11. JDA dated 28/03/2013, Reg. at sr. no. 2513 of 2013 POA dated 28/03/2013 Reg. at sr. no.2514/2013, Haveli no.11.
5	Indubai Baburao Damgude, Gorakh Baburao Damgude, Bharat Baurao Damgude, Vilas Baurao Damgude and family members/coparceners	56/4/9	00-21	JDA dated 10/05/2011, Reg. at sr. no. 5374 of 2011 POA dated 10/05/2011 Reg. at sr. no.5375 /2011, Haveli no.11.



6	Suresh Dattatraya Dhawade, Laxman Dattatraya Dhawade and family members/coparceners	56/4/10	00-11	JDA dated 14/07/2011, Reg. at sr. no. 6248 of 2011, POA dated 14/07/2011, Reg. at sr. no.6249/2011, Haveli no.11.
	Shivaji Baburao Dhawade and family members/coparceners		00-03	JDA dated 18/08/2011, Reg. at sr. no. 7349 of 2011, POA dated 18/08/2011, Reg. at sr. no.7350/2011.
	Mangesh Anandrao Tupe and family members/coparceners		00-02.75	JDA dated 31/08/2015, Reg. at sr. no. 7906 of 2015, POA dated 31/08/2015, Reg. at sr. no.7907/2015.
7	Vikas Vishwasrao Deshmukh and family members/coparceners	56/4/11	00-16	JDA dated 30/03/2022, Reg. at sr. no.17661 of 2022, POA dated 30/03/2022, Reg. at sr. no.17662 of 2022, Haveli no.11.
8	Suresh Dattatraya Dhawade, Laxman Dattatraya Dhawade and family members/coparceners	56/4/12	00-27	JDA dated 14/07/2011, Reg. at sr. no. 6248 of 2011, POA dated 14/07/2011, Reg. at sr. no.6249/2011, Haveli no.11.
9	Sulochana Damodar Dugane and other family members/coparceners	55/2	01-59.5	JDA dated 21/07/2011, Reg. at sr. no.6529 of 2011, POA dated 21/07/2011, Reg. at sr. no.6530/2011, Haveli no.11.
	Chandrakant Genba Dugane, Mohan Genba Dugane, Ramesh Genba Dugane, Vilas Genba Dugane and other family members/coparceners		01-43.05	JDA dated 02/07/2011, Reg. at sr. no.5858 of 2011, POA dated 02/07/2011, Reg. at sr. no.5859/2011, Haveli no.11.



	Sarika Kishor Waghule and Padmashree Prashant Chipade and other family members/coparceners		00-15.95	JDA and POA are executed.
10	Sanjay Balasaheb Raikar, Sandeep Balasaheb Raikar, and Prabhavati Balasaheb Raikar and other family members / coparceners	56/1A/5	00-30	JDA dated 08/02/2011, Reg. at sr. no.1285 of 2011, POA dated 08/02/2011, Reg. at sr. no.1286 /2011, Haveli no.11.
	Indubai Baburao Damgude, Goraksh Baburao Damgude, Bharat Baurao Damgude, Vilas Baurao Damgude and family members / coparceners		0-35	JDA dated 10/05/2011, Reg. at sr. no.5374 of 2011, POA dated 10/05/2011, Reg. at sr. no. 5375 /2011, Haveli no.11.
	M/s. Magarpatta Township Development and Construction Company Limited		00-05	JDA dated 30/03/2013, Reg. at sr. no.2527 of 2013, POA dated 30/03/2013, Reg. at sr. no. 2528/2013, Haveli no.11.
	M/s. Magarpatta City Development Company Limited vide Joint Development Agreement		00-28	JDA dated 28/03/2013, Reg. at sr. no.2513 of 2013, POA dated 28/03/2013, Reg. at sr. no. 2514/2013, Haveli no.11.
	Rajaram Baban Dedge, Jayashree Rajaram Dedge, Chandrashekhar Rajaram Dedge, Yogesh Rajaram Dedge, Sushma Anil Jadhav (before marriage Sushma Rajaram Dedge) and other family members/coparceners		00-07	JDA dated 21/04/2011, Reg. at sr. no.3515 of 2011, POA dated 21/04/2011, Reg. at sr. no. 3516/2011, Haveli no.11.
11	Sambhaji Bahusaheb Dedge, Parvati Sambhaji	57/2A	01-02	JDA dated 28/04/2011, Reg. at sr. no.4799 of 2011, POA



	Dedge and other family members/coparceners			dated 28/04/2011, Reg. at sr. no. 4800/2011, Haveli no.11.
12	Tanhaji Bahusaheb Dedge other family members/coparceners	57/2B	01-02	JDA dated 07/01/2011, Reg. at sr. no.216 of 2011, POA dated 07/01/2011, Reg. at sr. no. 217/2011, Haveli no.11.
13	Ramesh Ramchandra Dedge other family members/coparceners	57/3C	01-85	JDA dated 03/12/2010, Reg. at sr. no.11192 of 2010, POA dated 03/12/2010, Reg. at sr. no. 11193/2010, Haveli no.11.
14	Digvijay Deepak Jadhavrao other family members/coparceners	59/2	00-12	JDA dated 28/01/2010, Reg. at sr. no.1031 of 2010, POA dated 28/01/2010, Reg. at sr. no. 1032/2010, Haveli no.11.
	Jaymala Dilip Jadhavrao other family members/coparceners		00-11	JDA dated 23/04/2010, Reg. at sr. no.4391 of 2010, POA dated 23/04/2010, Reg. at sr. no. 4392/2010, Haveli no.11.
	M/s. Waterfront Resorts Pvt. Ltd.		00-05	JDA dated 22/03/2013, Reg. at sr. no.2292 of 2013, POA dated 22/03/2013, Reg. at sr. no. 2293/2013, Haveli no.11.
	Zahir Bandukwala		00-13.4	JDA dated 23/10/2013, Reg. at sr. no.7891 of 2013, POA dated 23/10/2013, Reg. at sr. no. 7892/2013, Haveli no.11.



Continuation Sheet

	Nilesh Madhav Sant, Namrata Nilesh Sant, Yogesh Madhav Sant, Amruta Yogesh Sant and family member/coparceners		00-09	JDA dated 02/04/2013, Reg. at sr. no.2620 of 2013, POA dated 02/04/2013, Reg. at sr. no. 2621/2013, Haveli no.11.
	Nilesh Madhav Sant, Suvarna Tushar Padwal and family member/coparceners		00-01	JDA dated 02/04/2013, Reg. at sr. no.2618 of 2013, POA dated 02/04/2013, Reg. at sr. no. 2619/2013, Haveli no.11.
	Indubai Shankar Karle, Anil Shankar Karle, Jayshree Anil Karle for self and as guardian mother of Akshada Anil Karle, Abhijeet Anil Karle and family members /coparceners		00-23.6	JDA dated 16/06/2011, Reg. at sr. no.5305 of 2011, POA dated 16/06/2011, Reg. at sr. no. 5306/2011, Haveli no.11.
	M/s. Magarpatta Township Development & Construction Company Limited		00.05	JDA dated 30/03/2013, Reg. at sr. no.2527 of 2013, POA dated 30/03/2013, Reg. at sr. no.2528/2013, Haveli no.11.
15	Nirmala Sarjerao Karle and other family members/coparceners	60/3A/1	00-38	JDA dated 18/06/2011, Reg. at sr. no.5401 of 2011, POA dated 18/06/2011, Reg. at sr. no. 5402/2011, Haveli no.11.
	Sopan Rangunath Karle, Babytai Sopan Karle and other family members/coparceners		00-50	JDA dated 08/03/2011, Reg. at sr. no.2165 of 2011, POA dated 08/03/2011, Reg. at sr. no. 2166/2011, Haveli no.11.



	Pundalik alias Kundalik Ragunath Karle and other family members/coparceners		00-24	JDA dated 22/03/2011, Reg. at sr. no.3361 of 2011, POA dated 22/03/2011, Reg. at sr. no. 3362/2011, Haveli no.11.
	Rajaram Ragunath Karle, Ranjana Rajaram Karle and other family members /coparceners		00-09	JDA dated 27/06/2011, Reg. at sr. no.5658 of 2011, POA dated 27/06/2011, Reg. at sr. no. 5659/2011, Haveli no.11.
	M/s. Magarpatta Township Development and Construction Company Limited		00-25	JDA dated 01/04/2021, POA dated 01/04/2021.
16	Sarjerao Raghunath Karle and other family members/coparceners	60/3A/6	29.5	JDA dated 18/06/2011, Reg. at sr. no.5401 of 2011, POA dated 18/06/2011, Reg. at sr. no. 5402/2011, Haveli no.11.
	M/s. Magarpatta City Development And Construction Company Limited		00-20	JDA dated 28/03/2013, Reg. at sr. no.2513 of 2013, POA dated 28/03/2013, Reg. at sr. no. 2514/2013, Haveli no.11.
17	Shivaji Baburao Dhawade, Sambhaji Baburao Dhawade, Uttam Baburao Dhawade, Parvatibai Baburao Dhawade and other family members/coparceners	56/4/7	00-25.50	JDA dated 18/08/2011, Reg. at sr. no.7349 of 2011, POA dated 18/08/2011, Reg. at sr. no. 7350/2011, Haveli no.11.
	M/s. Magarpatta City Development Company Limited		00-10.5	JDA dated 28/03/2013, Reg. at sr. no.2513 of 2013, POA dated 28/03/2013, Reg. at sr. no. 2514/2013, Haveli no.11.



	Mangesh Anandrao Tupe and other family members/coparceners		00-15	JDA dated 31/08/2015, Reg. at sr. no.7906 of 2015, POA dated 31/08/2015, Reg. at sr. no. 7907/2015, Haveli no.3.
18	M/s. Waterfront Resorts Private Limited	56/1A/3	00-22.5	JDA dated 22/03/2013, Reg. at sr. no.2292 of 2013, POA dated 22/03/2013, Reg. at sr. no. 2293/2013, Haveli no.11.

7. Qualifying comments/remarks if any : On perusal of the above mentioned documents and all other relevant documents relating to the title of the said land I am of the opinion that the beneficial interest of the area out of the Joint Development Agreement of said land subject to the terms of the respective agreements and other incidental writing/s executed with respective owners thereof in favour of Nanded City Development and Construction Company Limited are clear and marketable subject qualifying comments/remarks mentioned in the report reflecting in flow of the title of S. No. 54/3, 55/1/4, 55/2, 56/1A/3, 56/1A/5, 56/1A/6, 56/4/7, 56/4/8, 56/4/9, 56/4/10, 56/4/11, 56/4/12, 57/2A, 57/2B, 57/3C, 59/2, 60/3A/1 and 60/3A/6 and their subsequent addendums issued by me subject to the accuracy of the information furnished and statutory disclosure as are mandate under applicable laws to be rendered by the Developer.

8. The flow of the beneficial interest of the area of the Joint Development Agreement of said land in favour of M/s. Nanded City Development and Construction Company Limited is reflected in flow of title of land and their subsequent addendums issued by me are enclosed herewith as Annexure.

Encl:-Annexure

Date:-28/02/2023



Anand Gangakhedkar

Advocate