



# TITLE VERIFICATION & SEARCH REPORT

## CORAL INFRA

Land Area : 6262 sq. mtrs.  
Gat No. : 288 & 289  
Village : Moshi

**Potghan & Associates**  
**Advocates & Solicitor**

Office at: Potghan House, Plot No. 124, Sector No. 20,  
Krushna Nagar Pradhikaran, Chinchwad, Pune 411019  
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CHALLAN  
MTR Form Number-6



GRN	MH002774849202425E	BARCODE		Date	30/05/2024-10:11:41	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	HVL14_HAVELI 14 JOINT SUB REGISTRAR			Full Name	ADV VIKAS POTGHAN		
Location	PUNE			Flat/Block No.			
Year	2024-2025 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		750.00		Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	POTGHAN & ASSOCIATES PUNE ADVOCATE & SOLICITOR		
Total		750.00		Amount In Words	Seven Hundred Fifty Rupees Only		
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	03006172024053000246	532416970		
Cheque/DD No.		Bank Date	RBI Date	30/05/2024-10:12:45	Not Verified with RBI		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सादर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता वयाच्या दस्तासाठी लागू नाही.  
Mobile No. : 9975700500



**FORMAT -A**  
(CIRCULAR - 28/2021)

To,  
**MAHARERA**

**Date:** 30-05-2024

Housefin Bhava, Plot No. 21, E-Block,  
Bandra Kurla Complex, Bandra (E), Mumbai 400051

**LEGAL TITLE REPORT**

**Subject:** Title Clearance certificate with respect of the land property admeasuring **4462** square meters out of total lad admeasuring 00 Hector 52 Aar bearing **Gat No. 288** and land property admeasuring **1800** square meters i.e. 18 Aar bearing **Gat No. 289** of revenue village **Moshi**, Taluka Haveli, District Pune and within the limits of Sub-Registrar of Assurances at Haveli and within the limits of Pimpri Chinchwad Municipal Corporation

(.....hereinafter referred as **Said Plot / Said Property**)

I have investigated the title of the said plot on the request of **M/s. Coral Infra** (Earlier known as Nexus Infracon) i.e. developer of the **Said Plot**.

**1) Description of Property:**

**A**

All that piece and parcel of the land property having an admeasuring area **4462** square meters out of total lad admeasuring 00 Hector 52 Aar bearing **Gat No. 288** of revenue village **Moshi**, Taluka Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

On or towards the East : Property of Tukaram Alhat - old Gat No. 295

On or towards the South: 18 meter DP road & property of Ganesh Kudale

On or towards the West : Property of Ganesh Kudale & Old Gat No. 286

On or towards the North : Property of Changdev Kudale & old Gat No.293

**B**

All that piece and parcel of the land property having an admeasuring area **1800** square meters i.e. 18 Aar bearing **Gat No. 289** of revenue village **Moshi**, Taluka Haveli, Dist. Pune, within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar Haveli Pune and which is bounded as follows:

- On or towards the East : Property of Rohidas Borate at Gat No. 288  
On or towards the South: Property of Laxman Keru Hingne at Gat No. 287  
On or towards the West : Property of Sopan Kudale at Gat No. 290  
On or towards the North : Property of Tukaram Kudale at Gat No. 296

**...Hereinafter referred as Said Plot / Said Property**

**2) The Documents of allotment of plot:**

- a) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 21/01/2022 registered before Sub-registrar at Haveli No. 5 at serial number 1329/2022 & 1330/2022 respectively.
- b) Copy of Development Agreement coupled with an Irrevocable General Power of Attorney dated 06/07/2023 registered before Sub-registrar at Haveli No. 14 at serial number 12663/2023 & 12664/2023 respectively.
- c) Copy of Release Deed dated 21/10/2021 registered before Sub-registrar at Haveli No. 14 at serial no. 13160/2021.
- d) Copy of Release Deed dated 21/10/2021 registered before Sub-registrar at Haveli No. 14 at serial no. 13164/2021.
- e) Copy of Release Deed dated 29/01/2016 registered before Sub-registrar at Haveli No. 18 at serial no. 901/2016.
- f) Demarcation i.e. Atiatitadi Mojani Register No. 9772 dated 03/10/2023
- g) Commencement Certificate No. BP/Moshi/33/2024 dated 24/05/2024



3) **7/12 extract dated 11/01/2022 & Mutation Entries bearing number:** 9037, 9834, 10554, 12892, 12968, 12969, 7, 5130 & 10542

4) **Search Report for 30 years from 1991 till 2022**

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. M/s. Coral Infra is having all the rights and authority to develop the Said Plot and further to sell units out of the proposed project.

**Owners of the land:**

Gat Number	Land Area	Name of Owners of Land / Beneficiary of Development
288	4462 sq. mtrs.	Rohidas Dattu Borate
289	1800 sq. mtrs.	Nivrutti Tabaji Kudale & Sopan Tabaji Kudale

The report reflecting the flow of the title of the owners of the said land is enclosed herewith as an annexure titled as 'Flow of Title'.

5) **SEARCH REPORT FOR 30 YEARS TAKEN FROM:**

Sub Registrar offices at Haveli 5, 14, 17, 18, 26 Pune and online search taken at IGR website.

6) **ANY OTHER RELEVANT TITLE:**

It appears from the above-stated title flow and documents produced before me that; M/s. Coral Infra is having absolute rights to develop the Said Plot as development rights are acquired by M/s. Coral Infra vide deeds/documents stipulated in the flow of title, attached herewith.

7) **LITIGATION IF ANY:** NIL

**Date:** 30/05/2024

**Place:** Pune



**Adv. Vikas S. Potghan**

## **FLOW OF TITLE:**

### **Property A Gat No. 288 - Area 4462 square meters**

- 1) It appears from the revenue record and from the 7/12 extract of Gat No. 288 (Old Gat No. 285) that; land at said Gat No. 288 was previously owned and possessed by Mr. Dattu Maruti Borate.
- 2) It appears from Mutation Entry No. 9037 dated 05/03/2023 that; Mr. Dattu Maruti Borate with consent from Mr. Rohidas Dattu Borate & Mr. Ganesh Dnyaneshwar Borate sold land admeasuring 4.5 Aar out of Gat No. 288 to M/s. Sundar Associates vide Sale Deed dated 04/01/2011 registered before Sub-registrar at Haveli No. 18 at serial no. 127/2011 and accordingly name of M/s. Sundar Associates entered in revenue record & on 7/12 extract.
- 3) It appears from Mutation Entry No. 9835 dated 03/03/2015 that; Mr. Dattu Maruti Borate sold land admeasuring 2.81 Aar out of Gat No. 288 to M/s. Sundar Associates vide Sale Deed dated 12/12/2014 registered before Sub-registrar at Haveli No. 26 at serial no. 8546/2014 and accordingly name of M/s. Sundar Associates entered in revenue record & on 7/12 extract.
- 4) It appears from Mutation Entry No. 10554 dated 17/09/2016 that; M/s. Sundar Associates handed over land admeasuring 731 square meters to Pimpri Chinchwad Municipal Corporation vide Possession Deed registered before Sub-registrar at Haveli NO. 5 at serial no. 5554/2016 and accordingly name of Pimpri Chinchwad Municipal Corporation is recorded in record of rights and on revenue record.
- 5) It appears from the Mutation Entry No. 12892 dated 25/08/2021 that; Dattu Maruti Borate went for heavenly abode on 18/05/2021 leaving behind her following legal heirs namely :-
  - i. Anjanabai Dattu Borate - his widow
  - ii. Rohidas Dattu Borate - Son
  - iii. Tarabai Appaso Girme - Daughter
  - iv. Laxmi Devram Shevkar - Daughter
  - v. [ Chabutai Kalidas Raut ] - Deceased Daughter  
through her legal heirs



- |                             |                 |
|-----------------------------|-----------------|
| a. Monali Ashok Dhayarkar   | - Granddaughter |
| b. Minakshi Vijay Shivarkar | - Granddaughter |
| c. Akash Kalidas Raut       | - Grandson      |

Accordingly name of Dattu Maruti Borate was deleted & names of his above mentioned legal heirs were recorded in the record of rights as an owner of the said Gat No. 288.

- 6) It appears from the Mutation Entry No. 12968 dated 15/11/2021 that; Tarabai Appaso Girme, Laxmi Devram Shevkar, Anjanabai Dattu Borate executed Release Deed in respect of their rights in Gat No. 288 & other properties in favor of Mr. Rohidas Dattu Borate on 21/10/2021 and same was registered before Sub-registrar at Haveli No. 14 at serial no. 13160/2021 and accordingly their names were deleted from the record of rights of Gat No. 288.
- 7) It appears from the Mutation Entry No. 12969 dated 06/04/2022 that; Minakshi Vijay Shivarkar, Akash Kalidas Raut & Monali Ganesh Dhayarkar executed Release Deed in respect of their rights in Gat No. 288 & other properties in favor of Mr. Rohidas Dattu Borate on 21/10/2021 and same was registered before Sub-registrar at Haveli No. 14 at serial no. 13164/2021 and accordingly their names were deleted from the record of rights of Gat No. 288.
- 8) It appears from the documents produced before me that; Mr. Rohidas Dattu Borate & his family members executed **Development Agreement** and Power of Attorney in respect of land admeasuring 44.62 Aar i.e. **4462 square meters** out of **Gat No. 288** of village Moshi in favor of M/s. Nexus Infracon on 21/01/2022 and same was registered before Sub-registrar at Haveli No. 5 at serial no. 1329/2022 & 1330/2022 respectively.



**Property B**  
**Gat No. 289 - Area 1800 square meters**

- 9) It appears from the revenue record and from the 7/12 extract of Gat No. 289 (Old Gat No. 286) that; the land at said Gat No. 289 was previously owned and possessed by Mr. Ramu Sadhu Khaire.
- 10) It appears from Mutation Entry No. 7 dated 17/01/1970 that; Mr. Tabu Yesu Kudale purchased said land at Gat No. 289 from Ramu Sadhu Khaire vide sale deed dated 19/08/1968 and accordingly name of Mr. Tabu Yesu Kudale recorded in record of rights and on 7/12 extract.
- 11) It appears from the Mutation Entry No. 5130 dated 06/08/2004 that; Tabu Yesu Kudale went for heavenly abode on 03/09/2003 leaving behind his following legal heirs namely :-
- |      |                        |            |
|------|------------------------|------------|
| i.   | Sopan Tabaji Kudale    | - Son      |
| ii.  | Nivrutti Tabaji Kudale | - Son      |
| iii. | Muktabai Baban Borate  | - Daughter |

Accordingly name of Tabu Yesu Kudale was deleted & names of his above mentioned legal heirs were recorded in the record of rights as an owner of the said Gat No. 289

- 12) It appears from the Mutation Entry No. 10542 that; Muktabai Baban Borate executed Release Deed in respect of her rights in Gat No. 289 in favor of Mr. Sopan Tabaji Kudale & Mr. Nivrutti Tabaji Kudale on 29/01/2016 and same was registered before Sub-registrar at Haveli No. 18 at serial no. 901/2016 and accordingly her name was deleted from the record of rights of Gat No. 289.
- 13) It appears from the documents produced before me that; Mr. Sopan Tabaji Kudale & his family and also Mr. Nivrutti Tabaji Kudale & his family executed **Development Agreement** and Power of Attorney in respect of land admeasuring 18 Aar i.e. **1800 square meters** out of **Gat No. 289** of village Moshi in favor of **M/s. Coral Infra** (previously known as Nexus Infracon) on 06/07/2023 and same was registered before Sub-registrar at Haveli No. 14 at serial no. 12663/2023 & 12664/2023 respectively.



- (A) From deeds and documents mentioned herein above, **M/s. Coral Infra** (previously known as Nexus Infracon) has acquired complete development rights of land admeasuring 44.62 Aar i.e. **4462 square meters** out of **Gat No. 288** & of land admeasuring 18 Aar i.e. **1800 square meters** out of **Gat No. 289** of village Moshi.
- (B) Furthermore; as per the Zone Certificate issued by Pimpri Chinchwad Municipal Corporation the land at Gat No. 288 & 289 of village Moshi falls under the ambit of 'Residential Zone'.
- (C) Furthermore; M/s. Coral Infra also obtained Demarcation of Said Land from Office of Land Record, Pune vide अतिअतितातडी मोजणी रजिस्टर नं. 9772/2023 of 29/09/2023 and मोजणी क प्रत dated 03/10/2023.
- (D) Furthermore; the developer obtained sanctions of building plans from Pimpri Chinchwad Municipal Corporation vide Commencement Certificate No. BP/Moshi/33/2024 dated 24/05/2024

*Vikas Potghan*

