

FORMAT - A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **property bearing S.No. 87/1 bearing corresponding CTS.No. 1978 (pt)** admeasuring area **2477 sq.mtrs** out of area admeasuring **7432.18 sq.mtrs** (its Plot No C), of **Pimple Gurav, Tal. Haveli, Dist Pune**(hereinafter referred as the said plot" ").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) **AKSHAY SKYSCRYPERS LLP** through its partners **Mr. Rajendra Ramanlal Lunkad**, & following documents i.e' :-

1) Description of the property :- **property bearing S.No. 87/1 bearing corresponding CTS.No. 1978 (pt)** admeasuring area **2477 sq.mtrs** out of area admeasuring **7432.18 sq.mtrs** (its Plot No C), of **Pimple Gurav, Tal. Haveli, Dist Pune**.

2) The documents of allotment of plot :- Deed of sale dtd. **22/11/2022**.

3) 7/12 extract or property card issued by Talathi Pimple Gurav mutation entry no. **21648**.

4) Search report for 3 years from 2020 till **31/03/2023**

2/ - 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 (following owner/promoter/ developer/company) **AKSHAY SKYSCRYPERS LLP** through its

partners Mr. Rajendra Ramanlal Lunkad, in regards land above is clear, marketable and without any encumbrances, (if any encumbrances please mention in separate sheet) subject to the consideration in the form of builtup area to be allotted to MR. RAJENDRA GANPAT JAGTAP by AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad, as mentioned in details in the Deed of sale dtd. 22/11/2022

Owners of the land:-

1) CTS/C.S. No.:- property bearing S.No. 87/1 bearing corresponding CTS.No. 1978 (pt) admeasuring area 2477 sq.mtrs out of area admeasuring 7432.18 sq.mtrs (its Plot No C), of Pimple Gurav, Tal. Haveli, Dist Pune which is owned and occupied by land owners AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad,.

2) Qualifying comments/remarks if any

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad, on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 23/05/2023


Advocate.

(Stamp)

AVINASH KOTHARI
Advocate & Notary
Sancheti Chambers,
307, Narayan Peth, Laxmi Road,
Pune - 411 030.

FORMAT - A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extract of property bearing S.No. 87/1 bearing corresponding CTS.No. 1978 (pt) admeasuring area 2477 sq.mtrs out of area admeasuring 7432.18 sq.mtrs (its Plot No C), of Pimple Gurav, Tal. Haveli, Dist Pune which is owned and occupied by land owner AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad, as on date of application for registration.

2) Mutation Entry No :- 21648

3) Search report for 3 years from Taken from Sub-Registrar' office at Haveli Pune from 2020 till 31/03/2023

4) Any other relevant title.

5) Litigations if any.

Date: 23/05/2023


Advocate.

AVINASH KOTHARI
Advocate & Notary
Sancheti Chambers,
307, Narayan Peth, Laxmi Road,
Pune - 411 030.



CHALLAN
MTR Form Number-6



GRN	MH018116239202223E	BARCODE			Date	31/03/2023-19:09:32	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	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	ADV SUNIL TALWARE					
Location	PUNE									
Year	2022-2023 One Time			Flat/Block No.						
Account Head Details		Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE		750.00		Road/Street	NARAYANPETH					
				Area/Locality	PUNE					
				Town/City/District						
				PIN	4 1 1 0 3 0					
				Remarks (If Any)	PIMPALE GURAV S NO 87/1 CTS NO 1978 PART AREA 2477 SQ MT SEARCH FROM 1994 TO 2023					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332023033139276	2800908798			
Cheque/DD No.				Bank Date	RBI Date	31/03/2023-19:13:17	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI 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

Mobile No. : 9975309995

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

SEARCH AND TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Ref:- The landed property bearing S.No. 87/1 bearing corresponding CTS.No. 1978 (p.) of Pimple Gurav, Tal. Haveli, Dist Pune within the limits of Pimpri Chinchwad Municipal Corporation Pune.

This is in reference to the S.No. 87/1 bearing corresponding CTS.No. 1978 (pt) admeasuring area 2477 sq.mtrs out of area admeasuring 7432.18 sq.mtrs (its Plot No C), of Pimple Gurav, Tal. Haveli, Dist Pune within the limits of Pimpri Chinchwad Municipal Corporation Pune which is the subject matter of this report.

At the instance of **AKSHAY SKYSCRYPERS LLP** through its partners **Mr. Rajendra Ramanlal Lunkad**, we have investigated the revenue record & the documents made available to us in reference to the said property.

AKSHAY SKYSCRYPERS LLP through its partners **Mr. Rajendra Ramanlal Lunkad**, have handed over the copy of search and title opinion given by **MR. BAJIRAO S. DALVI** ADVOCATE dtd. 31/10/2022 alongwith the available papers and documents and hence we have searched the available Index-II Records from **October 2020 till upto 31/03/2023 and having** caused the on-line Search of the available Index II records in regards said land through Advocate Sunil Talware by paying the necessary search Fees vide MTR FORM NO. 6 bearing **GRN MH018116239202223E HAVELI I** dtd.31/03/2023 & **BANK CIN NO. 69103332023033139276 2800908798.**

It is to be noted that, our observations are limited only to the extent of the documents, papers, and informations made available to us and we are not

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responsible for any information, declaration or undertakings that may be content in such document and paper as may not have been provided to us for the purpose of issuing this report or such informations particulars or details as may not have been disclosed to us.

The land bearing S.No.87 Hissa No. 1 was originally belonged to **ANANDRAO TRIMBAKRAO SHIROLE, TRIMBAKRAO MADHAVRAO SHIROLE, MR. JAYSINGH MADHAVRAO SHIROLE AND SULTANI MADHAVRAO SHIROLE.**

According to the Mutation entry No. **1134** it appears that, Jaysinghrao Madhavrao Shirole died intestate on 01/06/1989 leaving behind his legal heirs namely 1) Jaydeep Jaysinghrao Shirole (son), 2) Jayraj Jaysinghrao Shirole (son) , and 3) Smt. Jayashree Jaysinghrao Shirole [widow] and accordingly the names of 1) Jaydeep Jaysinghrao Shirole , 2) Jayraj Jaysinghrao Shirole, and 3) Smt. Jayashree Jaysinghrao Shirole were recorded as the legal heirs successors of the deceased.

According to the Mutation entry No. **3707** it appears that, Vishwanath alias Sultanji Madhavrao Shirole died on 30/11/1962 leaving behind his legal heirs namely Trimbak Madhavrao Shirole (brother), 2) Jaysingh Madhavrao Shirole (deceased VI brother) through his legal heirs a) Jaydeep, b) Jayraj and Jayashree Jaysingh Shirole and accordingly the names of Trimbak Madhavrao Shirole, and Jaydeep, b) Jayraj and Jayashree Jaysingh Shirole were recorded as the legal heirs successors of the deceased.

According to the Mutation entry No. **3708** it appears that, Anandrao Trimbakrao Shirole died intestate on 05/11/1965 leaving behind his legal heirs namely 1) Trimbak Madhavrao shirole (nephew), 2) Jaysingh Madhavrao Shirole (deceased nephew) through his legal heirs a) Jaydeep, b) Jayraj and Jayashree Jaysingh Shirole and accordingly the

names of Trimbak Madhavrao shirole, and a) Jaydeep, b) Jayraj and Jayashree Jaysingh Shirole were recorded as the legal heirs successors of the deceased.

According to the Mutation entry No. **3709** it appears that, as per revised modified order of Tahasildar Haveli bearing no. THL/3105/90 dated 12/11/1990 and THL/1139/90 of dated 25/04/1990 and as per the partition deed registered in the office of the Sub-Registrar Haveli bearing Reg. No. 6333 of dated 26/04/1988, the land bearing Survey.No. 87/1 came to and in the share of Trimbak Madhavrao Shirole being property manager of late Anandrao Trimbak.

According to the Mutation entry No. **10252** it appears that, Jaydeep Jaysinghrao Shirole died Intestate on 01/09/1998 leaving behind his legal heirs namely 1) Smt. Jayashree Jaysinghrao Shirole (mother). 2) Deeparaje Jaysingh Shirole (wife) and 3) Revati Jaydeep Shirole (daughter) through her guardian mother Smt. Deeparaje Jaydeep Shirole and accordingly the names of Smt. Jayashree Jaysinghrao Shirole, 2) Deeparaje Jaysingh Shirole, and 3) Revati Jaydeep Shirole through her guardian mother Smt. Deeparaje Jaydeep Shirole were recorded as the legal heirs successors of the deceased.

According to the Mutation entry No. **10988** it appears that, S.No. 87/1 was recorded in the name of Trimbakrao Madhavrao Shirole and others and survey no. 87/2, 88/1, 89/1 were recorded in the names of 1) Pandharinath Haribhau Kashid, 2) Sukhdeo. Haribhau Kashid, 3) Vitthal Haribhau Kashid, 4) Sakharam Haribhau Kashid were recorded as Mirashi Kul. That the Hon'ble Addl. Tahasildar and Agriculture Land Tribunal Haveli held enquiry u/s. 32(G) of BT & AL Act and the consideration of the said land was fixed at Rs. 18,755/- and the said purchase amount was deposited by the tenant

on 02/05/2001 by Challan in State Bank of India, Treasury Branch and accordingly certificate u/ s. 32 M was issued vide no. 32(G)/SR/1/2001 dated 09/05/2001 and the said certificate was registered in the office of Sub-Registrar Haveli No. 5 at Khand No 508 Prusht No 1 to 1 at Document.No. P-535 dated 10/05/2001 and in said 32 M certificate survey no.87/1 was not at all mentioned and accordingly the names of Pandharinath Haribhau Kashid, Sukhdeo Haribhau Kashid, 3) Vitthal Haribhau Kashid, 4) Sakharam Haribhau Kashid were deleted as Mirashi Kul and were recorded as the owners of S. No. 87/1, 88/1, 89/1 subject to remark of applicability of Sec. 43 in other right column and as per the order of Tahasildar Haveli bearing NO. THL/Vashi/98/2004 dtd. 09/02/2004 the mutation entry No. 12929 was made by which the effect of order of Upper Tahasildar Haveli bearing No. 32G/SR/09/05/2001 and as per the document bearing No. 687/2004 dtd.22/01/2004 the provisions of Sec.43 of Tenancy Act applicable remark was recorded in other rights coloumn of S.No. 88/1 and S.No. 89/1 and S.No. 87/2 instead of S.No. 87/1 Pimple Gurav. However, the balance as shown in 7/12 extract of survey no. 87/1 is continued in the name of Trimbakrao Madhavrao Shirole and others.

According to the Mutation entry No. **11669** it appears that, Trimbakrao Madhavrao Shirole died intestate on 05/11/2001 leaving behind his legal heirs namely 1) Yatindra Trimbakrao Shirole(s) and 2) Smt. Vijaya Trimbakrao Shirole (widow) and accordingly the names of Yatindra Trimbakrao Shirole(s) and 2) Smt. Vijaya Trimbakrao Shirole were recorded as the legal heirs successors of the deceased.

According to the Mutation entry No. **20513** it appears that, Jayashree Jaysinghrao Shirole died intestate on 24/10/2019 leaving behind her legal heirs

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namely 1) Jayraj Jaysinghrao Shirole 2) Deeparaje Jaydeep Shirole (granddaughter) 3) Revati Jaydeep Shirole (granddaughter) and accordingly the names of 1) Jayraj Jaysinghrao Shirole, 2) Deeparaje Jaydeep Shirole, 3) Revati Jaydeep Shirole were recorded as the legal heirs successors of the deceased.

According to the Mutation entry No. **16432** it appears that, the Jagtap Builders & Developers Private Limited through its Director 1) Mr. Sanjay Ganpat Jagtap, 2) Mr. Vijay Ganpat Jagtap, 3) Mr. Rajendra Ganpat Jagtap & 4) Mr. Nilesh Vijay Jagtap, purchased an area admeasuring 80,000 sq.ft. i.e. 7432.18 sq.mtrs. or thereabout from and out of share of area owned by 1) Jayashree Jaysinghrao Shirole, 2) Jayraj Jaysinghrao Shirole (for self and POAH on behalf of no. 1, 3 & 4), 3) Deeparaje Jaysdeep Shirole (for self and guardian on behalf of no. 4), 4) Revati Jaydeep Shirole, 5) Vijaya Trimbakrao Shirole (for self and guardian on behalf of no. 6), 6) Yatindra Trimbakrao Shirole, all through their POAH Jagtap Builders & Developers Private Limited through its Director 1) Mr. Sanjay Ganpat Jagtap, 2) Mr. Vijay Ganpat Jagtap, 3) Mr. Rajendra Ganpat Jagtap & 4) Mr. Nilesh Vijay Jagtap, by sale-deed dated 21/04/2010 which is duly registered in the office of Sub-Registrar Haveli NO.12 at Sale.Deed No. 3623/2010 and hence Jagtap Builders & Developers Private Limited through its Directors 1) Mr. Sanjay Ganpat Jagtap, 2) Mr. Vijay Ganpat Jagtap, 3) Mr. Rajendra Ganpat Jagtap & 4) Mr. Nilesh Vijay Jagtap became the owners, occupiers and possessors of area admeasuring 80,000 sq.ft. i.e. 7432.18 sq.mtrs. out of S.No. 87/1 of Pimple Gurav.

THE building layout of land bearing S.No. 87/1 area admeasuring 80,000 sq.ft. i.e. 7432.18 sq.mtrs. was submitted by the land owner Jagtap Builders & Developers Private Limited and which is

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approved by PCMC Pune vide commencement certificate bearing No. BP/Pimple Gurav/2013 dtd. 27/11/2013 and the non-agricultural use permission for the said land area after deducting area under road and reservation is issued by the Collectorate, Pune vide order bearing No. PMH/NA/SR/897/14 dtd. 08/04/2015.

Mutation entry No. 21582 shows that, Jagtap Builders & Developers Private Limited through its Director 1) Mr. Sanjay Ganpat Jagtap, 2) Mr. Vijay Ganpat Jagtap, 3) Mr. Rajendra Ganpat Jagtap & 4) Mr. Nilesh Vijay Jagtap sold the said property i.e 2477 sq.mtrs out of area admeasuring 7432.18 sq.mtrs. (its Plot No C) out of S.No. 87/1 of Pimple Gurav to and in favour of Mr. Rajendra Ganpat Jagtap by executing the sale-deed dated 28/09/2022 which is duly registered in the office of Sub-Registrar Haveli No.14 at Sr No. 10458/2022 and accordingly MR. RAJENDRA GANPAT JAGTAP became the owner, occupier and possessor of area admeasuring 2477 sq.mtrs. out of S.No. 87/1 of Pimple Gurav.

Mutation entry No. 21648 shows that, MR. RAJENDRA GANPAT JAGTAP sold out said property i.e 2477 sq.mtrs owned and possessed by him out of area admeasuring 7432.18 sq.mtrs. (its Plot No C) out of S.No. 87/1 of Pimple Gurav in favour of **AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad**, by executing the sale-deed dated 22/11/2022 which is duly registered in the office of Sub-Registrar Haveli No.I at Sr No. 22764/2022 and accordingly **AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad**, became the owner, occupier and possessor of area admeasuring 2477 sq.mtrs. out of S.No. 87/1 of Pimple Gurav, subject to the consideration in the form of builtup area to be allotted to MR. RAJENDRA GANPAT JAGTAP by **AKSHAY SKYSCRYPERS LLP through its partners Mr. Rajendra Ramanlal Lunkad**, as mentioned in details in the Deed of

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sale dtd. 22/11/2022.

SEARCH AND TITLE CERTIFICATE

The certificate is given on the basis of available revenue record & the documents made available to us in reference to the said property and as per the copy of Title Certificate made available to me dtd. 31/10/2022 given by MR. BAJIRAO S. DALVI ADVOCATE dtd. 31/10/2022 alongwith the available papers and documents and hence we have searched the available Index-II Records from **October 2020** till upto **31/03/2023** and do not found any entry creating any charge on the said property.

Therefore, from the actual search & investigations carried out from the revenue record & documents made available before me and as per the copy of search report dtd. 31/10/2022 of MR. BAJIRAO S. DALVI ADVOCATE and as per the on-line search carried out by Advocate Sunil Talware from **October 2020** till upto **17/03/2023** I am of the opinion that the above-mentioned Owner **AKSHAY SKYSCRYPERS LLP** through its partners **Mr. Rajendra Ramanlal Lunkad**, is having sufficient, clear, marketable title to the said area admeasuring **2477 sq.mtrs.** out of **S.No. 87/1 of Pimple Gurav Tal. Haveli, Dist Pune** which is free from encumbrances, subject to the consideration in the form of builtup area to be allotted to MR. RAJENDRA GANPAT JAGTAP by **AKSHAY SKYSCRYPERS LLP** through its partners **Mr. Rajendra Ramanlal Lunkad**, as mentioned in details in the Deed of sale dtd. 22/11/2022.

PUNE
DATE: 31/03/2023



A D V O C A T E .