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Advocate

"SAKET"

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Date : 04.08.2023

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 clearance certificate with respect to S.No.201/202/1
(new) (old S.Nos.201/1/1, 201/2/1, 201/2/2 and 201/3),
situated at Mouje Fursungi, Taluka Haveli, District Pune
(hereinafter referred as the "said Property")
Total Bearing Plot Area:- 1861.53 Sq.Mt.

I have investigated the title of the said Property on the request of
M/s Suyog Developers and following documents i.e.:-

1. DESCRIPTION OF THE PROPERTY -

All that piece and parcel of land and ground situate within the
Registration Sub-District Taluka Haveli Dist. Pune bearing
S.No.201/202/1 (new) (old S.Nos.201/1/1, 201/2/1, 201/2/2 and
201/3), Mouje Fursungi admeasuring an area of 25900 Sq.mtrs. out of
the total area of 6 Hector 61 Are and situated within the limits of Pune
Municipal Corporation and bounded as follows :

On or towards the East : By S. No. 202, land belonging to
Dhondiba N. Dhamale

On or towards the South : By Railway line



On or towards the West : By Hadapsar Fursungi Shiv
On or towards the North : By S. No. 201 (part) portion given
to M/s Krushnai Builders for
development

2. **THE DOCUMENTS OF ALLOTMENT OF PROPERTY -**

- a] Copies of 7/12 extracts.
- b] Copies of mutation entries.
- c] Copy of Release Deed dated 27.04.2005 by Smt. Sugandha Shivajirao Dhere and others in favour of Smt. Shantabai Amritrao Dhere and others, registered at the Office of Sub Registrar Haveli-6 at Sr. No. 4353/2005.
- d] Copy of Development Agreement dated 12.04.2007 registered at the Office of the Sub Registrar Haveli-9 at Serial No.4337/2007
- e] Copy of Release Deed dated 22.11.2011 by Sou. Aruna Narayanrao Kakade and another in favour of Shri Narasinha Amritrao Dhere, registered at the Office of Sub Registrar Haveli-1 at Sr. No. 10587/2011.
- f] Copy of Title Affidavit of Shri. Chandrasen Amritrao Dhere, dated 07.12.2011.
- g] Copy of Certificate of Death of Shri Annasaheb Kesharao Dhere.
- h] Copy of Certificate of Death of Shanatabai Amritrao Dhere.
- i] Copy of Demarcation Plan dated 08.03.2011.
- j] Copy of Zone Certificate dated 21.09.2011.
- k] Public Notice issued in Daily Prabhat dated 15.10.2011.
- l] Copy of Letter / Certificate of Advocate P.M.Khire dated 25.11.2015
- m] Copy of Partnership Deed of M/s Dhere Developers dated 10.12.2011.
- n] Search report dated 21.01.2012, 12.10.2015 and 28.07.2023
- o] Copy of Principal to Principal Agreement and Power of Attorney dated 13.08.2012
- p] Copy of Supplementary Agreement dated 18.04.2015



- q] Copy of Declaration dated 19.11.2015
- r] Copy of Title Opinion dated 26.11.2015
- s] Copy of Environmental Clearance Certificate dated 04.05.2022
- t] Copy of letter of Maharashtra Pollution Control Board dated 13.12.2022
- u] Copy of No Dues Certificate (Property Tax) of PMC dated 10.06.2023
- v] Copies of Sanctioned plans
- w] Copy of Commencement Certificate by PMC vide No.CC/0691/23 dated 22.06.2023
- x] Copy of letter dated 23.05.2023 of the Govt. of Maharashtra
- y] Letter of M/s Suyog Developers dated 24.07.2023

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

4. Search report for 30 years from 1994 till 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 the following owner and development rights of M/s Suyog Developers is clear, marketable and without any encumbrances.

Owners of the land	
M/s Dhere Developers – through its Partners – (1) Shri Narsingh Amritrao Dhere, (2) Shri Sameer Narsingh Dhere, (3) Shri Chandrasen Amritrao Dhere, (4) Shri Ashish Chandrasen Dhere, (5) Shri Gaurav Chandrasen Dhere	S.No.201/202/1 (new) (old S.Nos.201/1/1, 201/2/1, 201/2/2 and 201/3), Mouje Fursungi admeasuring an area of 25900 Sq.mtrs. out of the total area of 6 Hector 61 Are

5. **Qualifying comments / remarks if any** : This title certificate is issued subject to what is stated in detail in my Title Opinion dated 01.08.2023 which is enclosed herewith as annexure.



3/- The report reflecting the flow of the title of the owner – M/s Dhere Developers - through its Partners – (1) Shri Narsingh Amritrao Dhere, (2) Shri Sameer Narsingh Dhere, (3) Shri Chandrasen Amritrao Dhere, (4) Shri Ashish Chandrasen Dhere, (5) Shri Gaurav Chandrasen Dhere and development rights of – M/s Suyog Developers on the said land is enclosed herewith as annexure.

Encl : Annexure (Title Report dated 01.08.2023)


[P.M.KHIRE]
Advocate



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Sl. No.	Particulars
1.	Shri Narsingh Amritrao Dhere
2.	Shri Sameer Narsingh Dhere
3.	Shri Chandrasen Amritrao Dhere
4.	Shri Ashish Chandrasen Dhere
5.	Shri Gaurav Chandrasen Dhere

