



ADV. DIGAMBAR SANDESHKUMAR JADHAV
B.S.L. LL.B.

Add- Sr No. 186/1, Sainath Colony, Alandi Road, Bhosari,
Pune 411039
MOB:- +91 7972203865

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FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To
Maharashtra Real Estate Regulatory Authority
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 land collectively admeasuring 15.50 R i.e. 1550 Sq. Mts. Out of the land bearing Survey No. 61/5, (Old S. No. 61/1C/3/1/1/1A) corresponding CTS No. 1684, situated at Village Mundhwa, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune - 412101.

I have investigated the title of the said land on the request of **Highspot Realty LLP** through its Authorized Signatory Mr. Anup Parmanand Jhamtani, having its registered office at: office No. 1309, Nandan ProBiz, Near Balewadi High Street, Balewadi, Pune - 411045.

1) Description of the Land -

All that piece and parcel of the land bearing Plot No. A, admeasuring 7.75 R i.e., **775 Sq. Mts.**, and Plot No. B, admeasuring 7.75 R i.e., **775 Sq. Mts.** collectively admeasuring 15.50 R i.e., **1550 Sq. Mts.**, Out of the land bearing Survey No. **61/5**, (Old S. No. 61/1C/3/1/1/1A) having corresponding CTS No. **1684**, situated at Village Mundhwa, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and which is commonly bounded as under:

On or towards East: Partly land bearing S. No. 61/2A/1 And partly land bearing S. No. 61/2A/2,
On or towards West: Internal Road
On or towards South: DP Road
On or towards North: Part area of same Survey Number
(hereinafter jointly referred to as the "**said land**").

2) The documents Perused -

1. Copy of 7/12 extracts and Property Card.
2. Copy of Mutation Entries.
3. Copies of Sale Deeds.
4. Copies of Power of Attorney.
5. Copy of Demarcation Certificate.
6. Copy of D.P. Opinion.
7. Copy of Zone Certificate

3) 7/12 Extract/Property Card and Mutation entries -

7/12 extract/Property Card issued by the revenue officer of Village Baner, Tal. Haveli, Dist. Pune and following are the mutation entries:





Sr. No.	Survey/CTS No.	Mutation Entries
1	Survey No. 61/5 (Old S. No. 61/1C/3/1/1/1A)	1519, 1825, 2005, 2050, 2461, 2544, 2591, 2892, 3049, 3083, 3325, 3326, 3515, 3759, 4171, 4185, 4903, 7094, 8220, 8838.
	CTS No. 1684	594, 1074, 1421, 1449, 1443.

4) Search Report -

- a) That I have gone through with the previous search report issued by Adv Pankaj Jain, Parinam Law Associates for the year from 2002 to 2022 on 16th September 2022 and with reference to the said report further I am issuing this present search report from 16th September 2022 to 2024 in respect of the said land, the details ascertained through the official online portal of the Inspector General of Registration (IGR), Government of Maharashtra, for Survey No. **61/5**, (Old S. No. 61/1C/3/1/1/1A), having corresponding **CTS No. 1684**, situated at Village Mundhwa, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune for Owner/Developer known as **Highspot Realty LLP**.
- b) It is clarified that this report is based on the searches carried through IGR website and on the documents produced before me i.e. Search Report, title deeds and revenue records for my inspection and certain information supplied to me by my client.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of Owner/Developer is clear, marketable and without any encumbrances.

Plot No.	Survey/CTS No.	Area (In Sq. Mtr.)	Landowner	Developer
A	Survey No. 61/5 (Old S. No. 61/1C/3/1/1/1A)	775	Highspot Realty LLP	Highspot Realty LLP
B	CTS No. 1684	775		
Total:		1550 Sq. mtrs		

The report reflecting the flow of the title of the **Highspot Realty LLP** through its Authorized Signatory Mr. Anup Parmanand Jhamtani on the said land is enclosed herewith as annexure.

Encl: Annexure.
Date: 08/11/2024



Digambar

ADV. DIGAMBAR SANDESHKUMAR JADHAV
ADVOCATE



ADV. DIGAMBAR SANDESHKUMAR JADHAV
B.S.L. LL.B.

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract/Property Card as on date of application for registration.

I have furnished with certified 7/12 extract and the Property Card in respect of the said land. On perusal thereof, I note as under:

Plot No.	Survey/CTS No.	Area (In Sqr. Mtr.)	Landowner	Developer
A	Survey No. 61/5 (Old S. No.61/1C/3/1/1/1A)	775	Highspot Realty LLP	Highspot Realty LLP
B	CTS No. 1684	775		
Total:		1550 Sq. mtrs		

2) Mutation Entry:

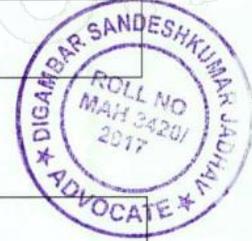
Sr. No.	Survey/CTS No.	Mutation Entries
1.	Survey No. 61/5 (Old S. No.61/1C/3/1/1/1A) CTS No. 1684	1519, 1825, 2005, 2050, 2461, 2544, 2591, 2892, 3049, 3083, 3325, 3326, 3515, 3759, 4171, 4185, 4903, 7094, 8220, 8838. 594, 1074, 1421, 1449,1443.

3) Search report in the office of Sub Registrar Assurance

I have conducted Search for the period of 1994 to 2024 and taking online search from 2002 to 2024 till date online searches from above mention search report till today in respect of the said land through the official online portal of the Inspector General of Registration, Government of Maharashtra, for Survey No. 61/5, (Old S. No. 61/1C/3/1/1/1A), having corresponding CTS No. 1684, situated at Village Mundhwa, Taluka Haveli, District Pune. During the said Searches, I did not find any entry at the offices of concerned Sub- Registrars of Assurances relating to the said Lands or any of them, which is adverse to the documents provided and rights, title and interest of the said Owner/Developer in respect of the said land.

4) Any other relevant title/ Charge/ Sanctions/ Approvals -

- Karishma Thakurdas Balani has obtained demarcation certificate by its M. R. No. 2025/2022 dated 11/08/2022 in respect of the said land.
- Karishma Thakur Balani and Khushbu Thakurdas Balani executed Sale Deed for the total area admeasuring 00 H. 7.75 R of the said S. No. 61/5, (Old S. No. 61/1C/3/1/1/1A), having corresponding CTS No. 1684, in favour of Highspot Realty LLP. The said Sale Deed





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is registered in the office of Sub-Registrar Haveli No. 1 at serial no. 21047/2022 dated 20/10/2022.

- (c) Karishma Thakurdas Balani and Khushbu Thakurdas Balani executed Sale Deed for the total area admeasuring 00 H. 7.75 R of the said S. No. **61/5**, (Old S.No. 61/1C/3/1/1/1A), having corresponding CTS No. 1684, in favour of Highspot Realty LLP. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 1 at serial no. 21050/2022 dated 25/10/2022.

5) Litigations if any -

I have caused an online litigation search through the online portal named courts.gov.in in respect of litigation filed by or against Highspot Realty LLP and in pursuance thereof and it seems that there is no any adverse entry found against Developer/ Owner. Hence the title of the Highspot Realty LLP has Marketable title of said land. Hence this Search report.

Date: 08/11/2024



Digambar

ADV. DIGAMBAR SANDESHKUMAR JADHAV
Advocate.

Housiey.com

MH010881345202425P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Nov 2024	Receipt	Receipt no.: 1113729203
	Name of the Applicant :	Adv Digambar Sandeshkumar Jadhav
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 1684
	Period of search :	From :2013 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH010881345202425P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

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