

MR. JITENDRA J BHAGAT

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Advocate

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Date: 11/11/2022

FORMAT — A

(Circular No.:- /2022)

To

MahaRERA

LEGAL TITLE REPORT

- **SUBJECT:** Title clearance certificate with respect of: All that piece and parcel of land admeasuring about **00H 52R** bearing **Survey No. 63/9/1**; **00H 25R** bearing **Survey No. 63/9/2**; **00H 25R**, bearing **Survey No. 63/9/3**, and **01H 19R**, bearing **Survey No. 63/8**, thus, **totally admeasuring about 02H 21R**, situate at village Tathawade, Taluka Mulshi, District Pune, and within the local limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar, Haveli.

I have investigated the title of the said plot on the request of M/s **Renuka Realty Pvt. Ltd.**, a company, registered as per the provisions of the Companies Act, 1956, having its registered office at: C.T.S. No. 980, Shop No. 08, Bhimnagar, Chinchwad, Pune-411033, through its directors, Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre and Mr. Ajay Babu Mehetre, on the basis of following documents i.e. :-

1. Description of Property:

- (A) All that piece and parcel of the land admeasuring about **00 H 52R** bearing **Survey No. 63/9/1**, having assessment at Rs. 0.96 paise, and,
- (B) All that piece and parcel of the land admeasuring about **00 H 25R** bearing **Survey No. 63/9/2**, having assessment at Rs. 0.49 paise, and,
- (C) All that piece and parcel of the land admeasuring about **00 H 25R** bearing **Survey No. 63/9/3**, having assessment at Rs. 0.49 paise,

All the aforementioned survey numbers situated at village Tathawade, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune, and the aforementioned property nos. (A), (B) and (C) are bounded as follows:

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On or towards the East : By Land out of S. No. 62
On or towards the South : By S. No. 63/10
On or towards the West : By 24 Mtrs. DP road and S. No. 74
On or towards the North : By S. No. 63/8

(D) All that piece and parcel of the land admeasuring about **00 H 59.50 R**, out of **Survey No. 63/8**, having total admeasuring area **01 H 19 R**, totally assessed at Rs.2.81 paisa, situated at village Tathawade, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune which is bounded as follows:

On or towards the East : Remaining Land out of Survey No. 63/8
On or towards the South : Land out of Survey No. 63/9
On or towards the West : Survey No. 74 Land of Mr. Nanaso Nawale
On or towards the North : Land out of Survey No. 63/7

(E) All that piece and parcel of the land admeasuring about **00 H 59.50 R**, out of **Survey No. 63/8**, having total admeasuring area **01 H 19 R**, totally assessed at Rs.2.81 paisa, situated at village Tathawade, Taluka Mulshi, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune which is bounded as follows:

On or towards the East : D.P. Road
On or towards the South : Land out of Survey No. 63/9
On or towards the West : Remaining Land of Survey No. 63/8
On or towards the North : Land out of Survey No. 63/7

2. The documents of allotment of plot:

- i. 7/12 extract of Survey No.63/8 of village Tathawade, Taluka Mulshi, District Pune, mutation entry Nos. 4420,3956,3707, 7635 and 6823. .
- ii. Search report for 31 years from 1991 to 2022.
- iii. Copy of Development Agreement executed between Mr. Shivaji Somaji Dalvi and others and favour of M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre bearing registration no. 5282/2022 registered at Haveli no. 25 dated 24/03/2022 along with Registration Receipt.

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- iv. Copy of Power of Attorney dated 24/03/2022 executed between Mrs. Suman Shivaji Dalvi and others and M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre. Which is registered in the office of Haveli No.25 at Sr. No. 5287/2022. Along with Index-2 & Registration Receipt.
- v. Copy of Power of Attorney dated 24/03/2022 executed between Mrs. Shivaji Somaji Dalvi and others and M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre Which is registered in the office of Haveli No.25 at Sr. No. 5289/2022. Along with Index-2 & Registration Receipt.
- vi. Copy of Sale Deed dated 31/10/2022 executed between M/s. Renunka Constructions Proprietorship, Through its Proprietor, 1) Mr. Babu Saybanna Mehetre and M/s. Renunka Realty Pvt. Ltd. Company Through its Directors, 1) Mr. Babu Saybanna Mehetre, 2) Mr. Sunil Babu Mehetre, 3) Mr. Ajay Babu Mehetre. Which is registered in the office of Haveli No.5 at Sr. No. 20354/2022. Along with Index-2 & Registration Receipt.
- vii. Copy of Development Agreement date 15/03/2022 executed between M/s. J. N. Builders, A Partnership Firm through its partners, 1) Mr. Gopichand Jodharam Devnani 2) Mr. Krusha Gopichand Devnani, 3) Mr. Govind Gopichand Devnani, 4) Mr. Harijeet Gopichand Devnani and 5) Mrs. Juhi alias Rakhi Govind Devnani through their Power of Attorney holder Mr. Govind Gopichand Devnani and M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre. Which is registered in the office of Sub-Registrar, Haveli no. 18 at Sr. no. 4677/2022 on 15/03/2022. Along with Index-2 & Registration Receipt.
- viii. Copy of Power of Attorney date 15/03/2022 executed between M/s. J. N. Builders, A Partnership Firm through its partners, 1) Mr. Gopichand Jodharam Devnani 2) Mr. Krusha Gopichand Devnani, 3) Mr. Govind Gopichand Devnani, 4) Mr. Harijeet Gopichand Devnani and 5) Mrs. Juhi alias Rakhi Govind Devnani through their Power of Attorney holder Mr. Govind Gopichand Devnani and M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre. Which is registered in the office of Sub-Registrar, Haveli no. 18 at Sr. no. 4678/2022 on 15/03/2022. Along with Index-2 & Registration Receipt.

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3. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of following owners is clear, marketable and without any encumbrances.
4. Owners of the land :
 - i. Aforementioned property (A), admeasuring about **00 H 52R** bearing **Survey No. 63/9/1-**) Owners-1) Mr. Ajay Shivaji Dalvi. 2) Mr. Atul Shivaji Dalvi. 3) Mr. Sanjay Dattatray Dalvi. 4) Mr. Pramod Dattatray Dalvi, 5) Mr. Balasaheb Dattatray Dalvi, and 6) Mr. Sunil Vitthal Yeole
 - ii. Aforementioned property (B), admeasuring about **00 H 25R** bearing **Survey No. 63/9/2-**) Owners- 1) Mr. Rajendra Baban Dalvi, 2) Mr. Sanjay Dattatray Dalvi, 3) Mr. Shivaji Somaji Dalvi.
 - iii. Aforementioned property (C), admeasuring about **00 H 25R** bearing **Survey No. 63/9/3-**) Owners- 1) Mr. Rajendra Baban Dalvi, 2) Mr. Sanjay Dattatray Dalvi, 3) Mr. Shivaji Somaji Dalvi.
 - iv. Aforementioned Property (D) admeasuring about **00 H 59.50 R**, out of **Survey No. 63/8**, having total admeasuring area **01 H 19 R**, - Owners - M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre.
 - v. Aforementioned Property (E) admeasuring about **00 H 59.50 R**, out of **Survey No. 63/8**, having total admeasuring area **01 H 19 R**, - Owners- 1) Mr. Gopichand Jodharam Devnani 2) Mr. Krusha Gopichand Devnani, 3) Mr. Govind Gopichand Devnani, 4) Mr. Harijeet Gopichand Devnani and 5) Mrs. Juhi alias Rakhi Govind Devnani.

Qualifying comments/remarks if any : No

5. The report reflecting the flow of the title of the owner viz., M/s Renuka Realty Pvt. Ltd. Through its director Mr. Babu Saybanna Mehetre, Mr. Sunil Babu Mehetre, and Mr. Ajay Babu Mehetre and others on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 11/11/2022

Pune

