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## **FORMAT - A** **(Circular: 28/2021)**

To,  
**MahaRERA**  
Pune

### **LEGAL TITLE REPORT**

**Subject: Title clearance with respect to land admeasuring 00 H 65.48 Ares out of S No.72/1B/1 and land admeasuring 00 H 87 Ares bearing S No.72/1B/2 (after amalgamation and sub-division land bearing S No. 72/1/B/1/72/1/B/2/1 & Others), situated at Village Varale, Taluka Maval, District Pune (Hereinafter referred to as the "SAID LAND")**

I have investigated the title of the said land on the request of M/S. REAL BUILDCON BUILDERS AND DEVELOPERS, A registered partnership firm having its Office at G-8, 2<sup>nd</sup> Floor, K. K. Market, Dhankawadi, Pune 411043., through its partners [1]. Mr. Devji Mansingh Naik, [2]. Mr. Ramesh Mallaiah Akula and following documents i.e.,:-

#### 1. Description of the Property

All that piece and parcel of land admeasuring 00 H 65.48 Ares out of S No.72/1B/1 and land admeasuring 00 H 87 Ares bearing S No.72/1B/2 i.e., collectively admeasuring 15248 Sq. Mtrs., after amalgamation and sub-division land bearing S No. 72/1/B/1/72/1/B/2/1, S No. 72/1/B/1/72/1/B/2/Open Space 2, S No. 72/1/B/1/72/1/B/2/Amenity Area 3, S. No. 72/1/B/1/72/1/B/2/Road 4, S No. 72/1/B/1/72/1/B/2/Road 5 & S No. 72/1/B/1/72/1/B/2/Green Belt 6, situated at Village Varale, Taluka Maval, District Pune and collectively bounded towards East : By Ambi-Talegaon Road and S.No.77, South: By Survey No. 72/2, West: By remaining land out of old Survey No.72/1B/1, Area under R P Road, Green belt and Indrayani River, North: By Survey No.72, Hissa No.1/1A.

#### 2. The documents of allotment of said land.

- a. 'Development Agreement' dated 09/02/2017, registered in the Office of the Joint Sub-Registrar Maval, Pune at serial no.824/2017 on 09/02/2017.



- b. 'Irrevocable Power of Attorney' dated 09/02/2017, registered in the Office of the Joint Sub-Registrar Maval - 2, Pune at serial no.825/2017 on 09/02/2017.
  - c. 'Development Agreement' dated 30/11/2017, registered in the Office of the Sub-Registrar Maval, Pune at serial no.7787/2017 on 08/12/2017.
  - d. 'Irrevocable Power of Attorney' dated 30/11/2017, registered in the Office of the Sub-Registrar Maval, Pune at serial no.7788/2017 on 08/12/2017.
  - e. Partition Deed dated 24/01/2012, registered at serial no.405/2012 on 31/01/2012 in the Office of the Sub-Registrar Maval 2, Pune.
  - f. Release Deed dated 29/09/2015, registered at serial no.5714/2015 on 29/09/2015 in the Office of the Sub-Registrar Maval 2, Pune.
  - g. Release Deed dated 05/10/2015, registered at serial no.5801/2015 on 05/10/2015 in the Office of the Sub-Registrar Maval 2, Pune.
  - h. Agreement to Sell (Sathekath) dated 21/07/1990, registered in the office of the Sub-Registrar Maval, Pune at serial no.3248/1990 on 25/07/1990.
  - i. Deed of Cancellation dated 02/09/1994, registered in the office of the Sub-Registrar Maval, Pune at serial no.2752/1994 on 02/09/1994.
  - j. Sale Deed dated 21/05/1991, registered in the office of the Sub-Registrar Maval, Pune at serial no. 2336/1991 on 23/05/1991.
  - k. Correction Deed dated 11/11/1994, registered in the Office of the Sub-Registrar Maval, Pune at serial no.3567/1994 on 11/11/1994.
  - l. Deed of Conveyance dated 10/02/1995, registered in the Office of the Sub-Registrar Maval, Pune at serial no.587/1995 on 10/02/1995.
  - m. Gift Deed dated 24/06/2011, registered in the Office of the Sub-Registrar Maval, Pune on 27/06/2011 at serial no.3998/2011.
  - n. Release Deed dated 23/11/2017, registered in the Office of the Sub-Registrar Vadgaon Maval at serial no. MVL/7519/2017 on 23/11/2017.
  - o. Release Deed dated 18/08/2017, registered in the Office of the Sub-Registrar Vadgaon Maval at serial no. MVL/7677/2017 on 28/11/2017
3. Village Form No.7/12 with respect to S No.72/1B/1, S No.72/1B/2 after amalgamation and sub-division land bearing S No. 72/1/B/1/72/1/B/2/1, S No. 72/1/B/1/72/1/B/2/Open Space 2, S No. 72/1/B/1/72/1/B/2/Amenity Area 3, S. No. 72/1/B/1/72/1/B/2/Road 4, S No. 72/1/B/1/72/1/B/2/Road 5 & S No. 72/1/B/1/72/1/B/2/Green Belt 6 of Village Varale, Taluka Maval, District Pune.

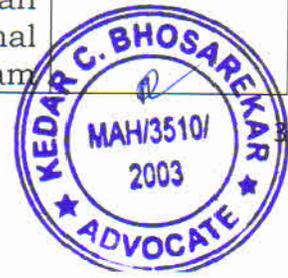


4. Mutation entries bearing no's. 156, 256, 603, 703, 865, 4540, 4641, 4796, 5314, 5357, 5409, 5421, 5518, 5531 and 5858 of Village Varale, Taluka Maval, District Pune.
5. Search report for 30 years from 1993 to 2022.

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 the owners viz., Jagannath Dhondiba Dabade and others is clean and clear and M/S. REAL BUILDCON BUILDERS AND DEVELOPERS have been vested with absolute development rights in the said land, who have mortgaged the said land with State Bank of India.

Owners of the said land

S No's	Name of Owners	Name of Promoters/ Developers
S No. 72/1B/1, S No. 72/1B/2 after amalgamation and sub- division land bearing S No. 72/1/B/1/72/1/B/2/1, S No. 72/1/B/1/72/1/B/2/Open Space 2, S No. 72/1/B/1/72/1/B/2/Green Belt 6 of Varale, Pune	Jagannath Dhondiba Dabade (Mohan Jagannath Dabade, Popat Jagannath Dabade, Asha Suresh Gavade, Maya Bhagvan Tapkir, Shobha Govind Kalokhe, Sangeeta Raju Sorate and Mangal Balkrishna Yewale), Govind Dhondiba Dabhade (Bhagvan Govind Dabhade, Manjusha Sanjay Wayal, Aruna Vishwas Kawade, Vandana Nilesh Sanas, Manda Pandurang Shinde and Anupama Prakash Talekar), Chandrakant Dhondiba Dabhade (Shamal Chandrakant Dabhade, Sudesh Chandrakant Dabhade, Swati Satyawan Gogavale, Seema Dilip Botre and Trupti Shahaji Jadhav), Laxmibai Bajirao Dhabade, Kisan Bajirao Dabhade (Kunal Kisan Dabhade and Kushal Kisan Dabhade), Ram	M/s. Real Buildcon Builders and Developers



	Bajirao Dabhade (Rohit Ram Dabhade and Vicky Ram Dabhade), Latabai Vishwanath Gawade, Alka Gajanan Lande, Mr. Bipin Mangaldas Chandan, Mr. Jayesh Ratanshi Chandan, Mr. Jagdish Ratanshi Chandan, Mr. Dharmendra Muljibhai Daiya, Mrs. Manorama Dharmendra Daiya, Mr. Ravilal Keshara Patel, Mr. Kishor Ravilal Patel, Mr. Rajesh Ravilal Patel, Smt. Ranjanben Manharlal Shah and Mr. Mayur Manharlal Shah and Mrs. Bhanumati Shashikant Chandan	
S No. 72/1/B/1/72/1/B/2/Amenity Area 3, S. No. 72/1/B/1/72/1/B/2/Road 4, S No. 72/1/B/1/72/1/B/2/Road 5	Pune Metropolitan Regional Development Authority	---- NA ----

The report reflecting the flow of the title of the aforesaid owners and vesting of development rights in the Promoters/Developers with respect to the said land is enclosed herewith as annexure.

Encl: Annexure – Flow of title

Date: 06/06/2022



*Kedar C. Bhosarekar*

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