



SANJAY MANOHAR SAGAVEKAR

B.A. LL.B.

ADVOCATE & NOTARY
(GOVT. OF INDIA)

539/3084, Akshay Society,

Sant Tukaram Nagar,

Pimpri - Pune - 411 018.

☎ 9881376060

Sanjay6504@yahoo.co.in

Ref. No.



Date: 01/08/2021

FORNATE - A (Circular No 28/2021)

To,
Maha RERA
BKC Housefin Bhavan
Plot No C-21, Near RBI, E Block
Bandra Kurla Complex, Bandra (E)
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot of land bearing Survey No 89 Hissa No 1 to the extent of area admeasuring 00 H 17 R and Survey No 89 Hissa No 2 to the extent of area admeasuring 00 H 17 R lying being and situated at the revenue village Wakad, Taluka Mulshi, District Pune (hereinafter referred as the said Land).

I have investigated the title of the said plot on the request of M/s Nisarg Shelters a registered partnership firm having its registered office at S. No 84, Nisarg Plaza, Bhumkar Chauk, Wakad Pune 57 through its partner Mr. Sanjay M. Patel & Others and following documents i.e. :-

1) Description of the property: -

SCHEDULE - A

All the piece and the parcel of the land or ground area admeasuring 00 H 17 R from and out of Survey No 89 Hissa No 1 totally admeasuring 00 H 31.5 R + Potkharaba admeasuring 00 H. 1.5 R and assessed at Rs. 02 Paise 06, Lying Being and situated at revenue village Wakad, situated within the registration division and District - Pune, sub-division and Taluka - Mulshi, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune and bounded as under:

East : By S.No. 89/2 property of Malati Bhumkar & Others
South : By Hinjewadi Road
West : By S.No. 87
North : By S.No. 91 Property of Hanumant Bhumkar & Others

SCHEDULE - B

All the piece and the parcel of the land or ground area admeasuring 00 H 17 R from and out of Survey No 89 Hissa No 2 totally admeasuring 00 H 31.5 R + Potkharaba admeasuring 00 H. 1.5 R and assessed at Rs. 02 Paise 06, Lying Being and situated at revenue village Wakad, situated within the registration division and District - Pune, sub-division and Taluka - Mulshi, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune and bounded as under:

East : By S.No. 90 property of Nandu Bhumkar
South : By Hinjewadi Road
West : By S.No.86 property of Mr. Wakadkar
North : By S.No. 91 Property of Hanumant Bhumkar & Others

2) The documents of allotment of plot as under:-

- Photocopy of Joint Development Agreement 04/10/2014.
- Photocopy of registration receipt and Index II for Joint Development Agreement dated 04/10/2014.



- c. Photocopy of Power of Attorney dated 04/10/2014.
- d. Photocopy of registration receipt for Power of Attorney dated 04/10/2014.
- e. Photocopy Sale Deed dated 15/03/2014.
- f. Photocopy of registration receipt and Index II for Sale Deed 15/03/2014.
- g. Photocopy Sale Deed dated 06/08/2014.
- h. Photocopy of registration receipt and Index II for Sale Deed 06/08/2014.
- i. Copies of Village Form 7, 7A and 12 of in respect of Survey No 89 Hissa No 1 of the revenue village Wakad, Taluka Mulshi, District Pune
- j. Copies of Village Form 7, 7A and 12 of in respect of Survey No 89 Hissa No 2 of the revenue village Wakad, Taluka Mulshi, District Pune
- k. Copies of mutation entries in respect of Survey No 89 Hissa No 1 of the revenue village Wakad, Taluka Mulshi, District Pune
- l. Copies of mutation entries in respect of Survey No 89 Hissa No 2 of the revenue village Wakad, Taluka Mulshi, District Pune
- m. Copy of the Zone Certificate issued by Town Planning & Development department from P.C.M.C. in respect of S.No. 89 Wakad Pune.
- n. D.P. Opinion dated 3/05/2016
- o. Copy of the commencement certificate bearing No BP/Wakad/175/2016 dated 25/10/2016.
- p. Copy of the sanctioned plan dated 25/10/2016.
- q. Letter issued by office of Hon'ble Tahasildar Mulshi Pune Revenue Department dated 31/12/2016.
- r. Sanad issued by office of Hon'ble Tahasildar Mulshi Pune Revenue Department dated 06/01/2017.
- s. MAHA RERA Registration certificate No P52100009617
- t. MAHA RERA Registration certificate P52100021999
- u. Photocopy of Search report for 30 years from 1987 to 2016 and supplementary Search report from 2016 to 01 Aug 2021 by Adv. Sanjay M. Sagavekar

- 3) 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 Shri. Pramod Mishrilal Dhadiwal to the said land is clear, marketable and without any encumbrances who entrusted the development rights of said plot in favour of M/s Nisarg Shelters.

Owners of the land :- Survey No 89 Hissa No 1 to the extent of area admeasuring 00 H 17 R and Survey No 89 Hissa No 2 to the extent of area admeasuring 00 H 17 R lying being and situated at the revenue village Wakad, Taluka Mulshi, District Pune is owned by and belonged to Shri. Pramod Mishrilal Dhadiwal.

Qualifying comments/remarks if any

As per joint development agreements dated 04/10/2014 and M/s Nisarg Shelters through its partners Mr. Sanjay Maganlal Patel and others have agreed to give 12.5 % of total construction and 30 % share in profit against the consideration.

- 4) The report reflecting the flow of the title of the said land is enclosed herewith as annexure.
- 5) Since por scope pf work does not include considering aspects within the domain of architect and surveyor, we have not carried out ant physical inspection of the property nor have commented on the zoning and development aspects etc. thereof.



- 6) Since verifying pending litigations in respect of the properties becomes difficult due to various reasons including (i) litigations can be filed / instituted in various fora depending upon the relief claim; and /or (ii) records of litigation maintained by courts and other authorities (judicial or otherwise) are not updated not maintained descriptively and not easily available/accessible; and /or (iii) there are no register maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation.

Encl : Annexure.

Date:- 01/08/2021



Advocate.

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Date: 01/08/2021


FORMAT - A (Circular No. :- 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Ref. - Survey No 89 Hissa No 1 to the extent of area admeasuring 00 H 17 R and Survey No 89 Hissa No 2 to the extent of area admeasuring 00 H 17 R lying being and situated at the revenue village Wakad, Taluka Mulshi, District Pune.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 16422 in respect of land bearing Survey No 89 Hissa No 1.
Mutation Entry No 14726 in respect of land bearing Survey No 89 Hissa No 2.
- 3) Search report for 30 years from 1987 to 2016 taken from Sub-Registrar' office Haveli Pune and supplementary Search report from 2016 to May 2021 taken from Sub-Registrar' office Haveli Pune.
- 4) Photocopy of Sale Deed in respect of Survey No 89 Hissa No 1 to the extent of area admeasuring 00 H 17 R of village Wakad, Taluka Mulshi, District Pune executed by Mrs. Kamal Sambhaji Bhumkar, Shri. Sambhaji Bhaguji Bhumkar, Mr. Rahul Sambhaji Bhumkar & Mr. Nilesh Sambhaji Bhumkar in favour of Mr. Pramod M. Dhadiwal on dated 15/03/2014 registered under serial 1844/14 at SRO Haveli No 17 Pune.
- 5) Photocopy of Sale Deed in respect of Survey No 89 Hissa No 2 to the extent of area admeasuring 00 H 17 R of village Wakad, Taluka Mulshi, District Pune executed by Smt. Malati Vaman Bhumkar & Shri. Tushar Vaman Bhumkar in favour of Mr. Pramod M. Dhadiwal on dated 06/08/2014 registered under serial 5238/14 at SRO Haveli No 26 Pune.
- 6) Photocopy of Joint Development Agreement + Index II + Registration Receipt in respect of Survey No 89 Hissa No 1 to the extent of area admeasuring 00 H 17 R and Survey No 89 Hissa No 2 to the extent of area admeasuring 00 H 17 R of village Wakad, Taluka Mulshi, District Pune executed by Mr. Pramod M. Dhadiwal, in favour of M/s Nisarg Shelters through its partners Mr. Sanjay Maganlal Patel, Mr. Sajid G. Bagwan & Mr. Rushabh D. Dhadiwal on dated 04/10/2014 registered under serial no 6642/14 at SRO Haveli No 14 Pune.
- 7) Photocopy of Power of Attorney + Registration Receipt in respect of Survey No 89 Hissa No 1 to the extent of area admeasuring 00 H 17 R and Survey No 89 Hissa No 2 to the extent of area admeasuring 00 H 17 R of village Wakad, Taluka Mulshi, District Pune executed by Mr. Pramod M. Dhadiwal, in favour of M/s Nisarg Shelters through its partners Mr. Sanjay Maganlal Patel, Mr. Sajid G. Bagwan & Mr. Rushabh D. Dhadiwal on dated 04/10/2014 registered under serial no 6643/14 at SRO Haveli No 14 Pune.
- 8) Any other relevant title - N.A.
- 9) Litigations if any - N.A.

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