

"Madhuwanti"
Nanded City Pune - 411 041.
Email Id.: abhishek.umale@gmail.com
Mob. : 9975819009



ABHISHEK UMALE
B.S.L.,LL.M.
(ADVOCATE)

Format - A
Circular no. 28/2021)

To

Maha RERA Authority,
Mumbai.

Legal Title Report

Subject: Title clearance certificate with respect to survey no. 67/1B/17 and 67/1B/16/1part situated at village Dhanori, within the Jurisdiction of Haveli no. 8, within Pune municipal corporation, Tal Haveli, Dist. Pune. (Hereafter referred as 'said property')

I have investigated the title of the said land on the request of Promoter Mr. Atul D. Bahirat, Proprietor of "**Shubhankar Developments**" Having Office at: Office No. 15, Prime Centre, Survey No. 1042/1B, Final Plot No. 459/2A, Model Colony, Pune - 411016 to investigate the title the "Said Property and following documents i.e.

1) DESCRIPTION OF THE PROPERTY.

- A.** All that piece and parcel of the land bearing Survey No. 67/1B/17, admeasuring 00 Hectors 13 Ares, situated at Village - Dhanori, Taluka- Haveli, District-Pune, within Sub-Registrar office Haveli and also within the limits of Pune Municipal Corporation, Pune which is the subject matter of present Title Report and which is bounded below.
- On or towards East - S. No. 29/1/1
On or towards South - S. No. 67/1B/18
On or towards West - Road
On or towards North- S. No. 67/1B/16/1.
- B.** All that piece and parcel of the land bearing Survey No. 67/1B/16/1 Part, admeasuring 00 Hectors 3 Ares out of total 00 Hectors 6 Ares, situated at Village - Dhanori,



Taluka- Haveli, District-Pune, within Sub-Registrar office Haveli and also within the limits of Pune Municipal Corporation, Pune which is the subject matter of present Title Report, and which is bounded below.

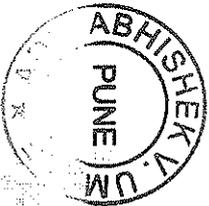
- On or towards East - S. No 27/2
On or towards South - S. No. 67/1B/17
On or towards West - Road
On or towards North - S.No. 67/1B/16/1

(Hereafter both Property A and B collectively referred as "Said property")

2) THE DOCUMENTS OF ALLOTMENT:

- i. Copy of order passed by Hon'ble collector of Pune bearing no. कावि/१८००/२०१६ दिनांक ०७/११/२०१६.
- ii. Certified of **Power of Attorney** dated 19/12/2007.
- iii. Certified Copy of Development Agreement of dated: 29/12/2007.
- iv. Original document of Development Agreement of dated: 12/03/2021.
- v. Original document of Development Agreement of dated: 06/08/2021.
- vi. Original document of Power of Attorney dated: 12/3/2021.
- vii. Original document of Power of Attorney dated: 06/08/2021.
- viii. Original document of Power of Attorney dated: 06/08/2021.
- ix. Original document of Confirmation Deed by legal of deceased dated: 06/08/2021.
- x. Copy of Demarcation bearing no. अति-तातडी मो. र. नं 4334/21 dated: 27/08/2021.
- xi. Copy of No objection Certificate dated 19/04/2021 bearing no. **SWAC/2564/6/2757/ATS (BM)**.

- 3) Copy of 7/12 extracts of the land bearing survey no. 67/1B/16/1 and 67/1B/17 of Dhanori, from year



1990/91 to 2021 and Mutation Entry No. 407, 6457, 13242, 16817 1183, 22762 for the said property.

4) Search reports for 30 years from 1991-92 till 2022.

I had taken Search of Index -II registered in respect of the said property for the year of 1992 to 2022 till today i.e for period of 30 years by depositing requisite amount vide by depositing necessary fees vide receipt/GRN No.MH01298038720222E dated 11/2/2022.The detailed Report with Receipt is Annex herewith separately.

2/-On the perusal of the above-mentioned documents and all other relevant document relating to title of the said property I am opinion that the title of following owners is clear, marketable and without any encumbrances.

OWNERS OF LAND

1) bearing survey No. 67/1B/17 Dhanori, Pune are as follow:
Mr. Ganesh Vitthal Tingare, 2) Mrs. Sudha Dnyanoba Bahirat, 3) Mrs. Shobha Dnyanoba Nandgude, 4) Mrs. Sheela Shreedhar Kurhade (maiden name Miss. Sheela Vitthal Tingare), 5) Mrs. Jayshree Parshuram Hambir (maiden name Miss. Jaya Vitthal Tingare), 6) Mrs. Indira Dhananjay alias Surykant Nimhan (maiden name Indira Vitthal Tingare), 7) Miss Rama Vitthal Tingare. 8) Smt. Vimal Vitthal Tingare.

2) bearing land bearing survey no. 67/1B/16/1 Dhanori, Pune are as follow:

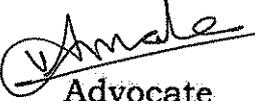
Smt. Dondabai Namdev Tingare, 2) Mrs. Mangal Baban Tingare w/o Mr Baban Namdev Tingare, 3) Mrs. Kavita Baban Tingare w/o Mr. Baban Namdev Tingare, 4) Mr. Vithal Namdev Tingare,5) Mr. Shankar Namdev Tingare,6) legal heirs of Shakuntala Ashok Hajare (Maiden name Miss Shakuntala Namdev Tingare) are as 1) Mr. Amitabh Ashok Hajare,2) Mr. Amol Ashok Hajare, 3) Mrs. Sunita Kishor Satkar (Maiden name Miss. Sunita Ashok Hajare),4) Mrs. Jayshree Dadasaheb Tithte (Maiden name Miss Jayshree Ashok Hajare), 5) Mrs. Hema Vijay Galande (Maiden name Miss. Hema Ashok Hajare)

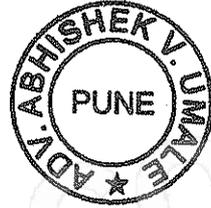


3-/ The report reflecting the flow of the title of the owner/promoter on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 12/02/022


Advocate



Housiey.com

"Madhuwanti"
Nanded City Pune - 411 041.
Email Id.: abhishek.umale@gmail.com
Mob. : 9975819009



ABHISHEK UMALE
B.S.L., LL.M.
(ADVOCATE)

Date: 12/2/2022

To,
Maha RERA Authority,
Mumbai

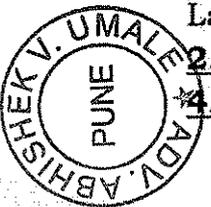
Format - A
Circular no. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. **Copy of 7/12 extracts** of the land bearing:
 - i. Survey no. 67/1B/16/1 of Dhanori, from year 1990/91 to 2022.
 - ii. Survey no. 67/1B/16/17 of Dhanori, from year 1990/91 to 2022.
2. **Mutation Entry** No. 407, 6457, 13242, 16817 1183, 22762 for the said property.
3. **Devolution of title within last 30 years.**

1. LAND BEARING S. NO. 67/1B/17

- i. Property No. **67/1B/17** is abutted to owners of the plot no. **29/1/1 Dhanori** i.e. to **Late Vitthal Sayaji Tingare**.
- ii. It appears from the Mutation Entry No. **1183** that the provisions of Weight, Measurements and Indian Coinage Act, 1955 were made applicable to the said village wherein land bearing **67/1B/17**.
- iii. It appears from The Mutation Entry No. **22794** that, as per order of Hon'ble Collector Pune **क्रा/१८००/२०१६ दि.०७/११/२०१६** the legal heirs of Late Vitthal Sayaji Tingare namely, **1. Mrs. Vimal Vitthal Tingare, 2. Mr. Ganesh Vitthal Tingare, 3. Mrs. Sudha Dnyanoba Bahirat, 4. Mrs. Shoba Dnyanoba Nandgude, 5. Mrs. Sheela Shreedhar**



Kurhade, 6. Mrs. Jayshree Parshuram Hambir, 7. Mrs. Indira Dhananjay alias Suryakant Nimhan, 8. Mrs. Rama Ajay Bhosale names were duly recorded on the record of rights of the said property bearing no. **67/1B/17**.

2. LAND BEARING NO. 67/1B/16/1 PART:

- a. It appears from the Mutation Entry bearing no. 407 that said property no. 67/1B/16/1 is abutted to survey no. 27/2 and the owners of Plot 27/2 were 1. Late Ramchandra Genu Tingare, 2. Late Mahdev Sakharam Tingare, 3. Late Sakubai Sakhram Tingare.
- b. It appears from the Mutation Entry No. **6457** that, as per order of Sub-Divisional Officer कावि/२७३५/१९९० दिनांक १५/०९/१९९१ and the order passed by Tehshildar haveli एल. एन. डी/ एस. आर. no. २६१९/७९, the names of 1. Late Ramchandra Genu Tingare, 2. Late Mahdev Sakharam Tingare, 3. Late Sakubai Sakhram Tingare, were duly recorded on the record of rights of the said property bearing no 67/1B/16/1.
- c. It appears from the Mutation Entry No. **13242** that, Late Ramchandra Genu Tingare expired on 27/07/1981. Further it appears that wife and daughter of Late Ramchandra Genu Tingare expired leaving behind only 1 legal heir i.e. son namely **Mr. Namdev Ramchandra Tingare**. Accordingly, the name of Mr. Namdev Ramchandra Tingare was duly recorded on the record of rights of the said property bearing no. 67/1B/16/1.
- d. It appears from the Mutation Entry No. **16817** that, Late Namdev Ramachandra Tingare expired on 06/04/2007 leaving behind him his wife Smt. Dondabai Namdev Tingare, 3 sons Mr. Baban Namdev Tingare, Mr. Vithal Namdev Tingare, Mr. Shankar Namdev Tingare and 2 daughters namely Mrs. Shakuntala Ashok Hajare (Maiden name Miss Shakuntala Namdev Tingare), Mrs. Lalita Balasaheb Gawade (Maiden same Miss. Lalita Namdev Tingare) as legal heir. Accordingly, names of 1. Smt. Dondabai Namdev Tingare 2. Mr. Baban Namdev Tingare, 3. Mr. Vithal



Namdev Tingare, 4. Mr. Shankar Namdev Tingare, 5. Mrs. Shakuntala Ashok Hajare (Maiden name Miss Shakuntala Namdev Tingare), 6. Mrs Lalita Balasaheb Gawade (Maiden name Miss Lalita Namdev Tingare) names were duly recorded on the record of rights of the said property bearing S. No.67/1B/16/1.

4. I had taken Search of Index -II registered in respect of the said property for the year of 1992 to 2022 till today i.e for period of 30 years by depositing requisite amount vide by depositing necessary fees vide receipt/GRN No.MH0129803872022E dated 11/2/2022.The Receipt is attached herewith separately.

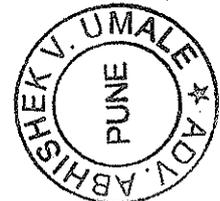
5. The search of Index -II registrars is made online through E-search method by the IGR Department. Hence, I have taken search of data/records maintained by way E-search by IGR Department, the said search is to be read subject to any missing entry due to availability on the database maintained by IGR Department or condition of the records inspected and not available of certain records.

Subject to this during my search, perusing all the concerned and available documents/ entries found in E-search, on the date of inspection, during search of Index-II records, I have found no adverse or encumbrances in respect of said land.

I had made authentication of the registration of the document of Development Agreement and Power of Attorney.

6. IN THE OFFICE OF SUB- REGISTRAR HAVELI NO. XXI :

a. **TYPE OF DOCUMENT: Development Agreements** Between the Promoter i.e. Mr. Atul D. Bahirat and other parties Namely; Mrs. Shakuntala Ashok Hajare (Maiden name Miss. Shakuntala Namdev Tingare), Mrs. Lalita Balasaheb Gawade (Maiden name Miss Lalita Namdev Tingare). At Serial No: 5177/2021 dated 12/03/2021.



- b. **TYPE OF DOCUMENT: Power of Attorney** Between the promoter i.e. Mr. Atul D. Bahirat and other parties namely; Mrs. Shakuntala Ashok Hajare (Maiden name Miss. Shakuntala Namdev Tingare), Mrs. Lalita Balasaheb Gawade (Maiden name Miss Lalita Namdev Tingare). At Serial No: 5178/2021 dated 12/03/2021.
- c. **TYPE OF DOCUMENT: Development Agreement** Between the promoter i.e. Mr. Atul D. Bahirat and other parties namely; Smt. Dondabai Namdev Tingare, Mrs. Mangal Baban Tingare w/o Mr. Baban Namdev Tingare, Mrs. Kavita Baban Tingare w/o Mr. Baban Namdev Tingare Mr. Vithal Namdev Tingare, Mr. Shankar Namdev Tingare. At Serial No: 12147/2021 dated 06/08/2021.
- d. **TYPE OF DOCUMENT: Power of Attorney** Between the Promoter and other parties namely; Smt Dondabai Namdev Tingare, Mrs Mangal Baban Tingare w/o Mr Baban Namdev Tingare, Mrs Kavita Baban Tingare w/o Mr Baban Namdev Tingare Mr Vithal Namdev Tingare, Mr Shankar Namdev Tingare. At Serial No: 12148/2021 dated 06/08/2021.
- e. **TYPE OF DOCUMENT: Power of attorney** Between the Promoter i.e. Mr. Atul D. Bahirat and other parties namely Between the parties: Mr. Amitabh Ashok Hajare, Mr. Amol Ashok Hajare Mrs. Sunita Kishor Satkar (Maiden name Miss. Sunita Ashok Hajare), Mrs. Jayshree Dadasaheb Tithte (Maiden name Miss. Jayshree Ashok Hajare), Mrs. Hema Vijay Galande (Maiden name Miss. Hema Ashok Hajare). At Serial No: 12150/2021 dated 06/08/2021.
- f. **TYPE OF DOCUMENT: Confirmation Deed** between the Promoter and parties: Mr. Amitabh Ashok Hajare, Mr. Amol Ashok Hajare Mrs. Sunita Kishor Satkar (Maiden name Miss. Sunita Ashok Hajare), Mrs. Jayshree Dadasaheb Tithte (Maiden name Miss. Jayshree Ashok Hajare), Mrs. Hema Vijay Galande (Maiden name Miss Hema Ashok Hajare). At Serial No: 12149/2021 dated 06/08/2021.



IN THE OFFICE OF SUB- REGISTRAR HAVELI NO. XIX

- a. **TYPE OF DOCUMENT: Development Agreement** Between the promoter i.e. Mr. Atul D. Bahirat and other parties namely ; Smt. Vimal Vitthal Tingare Mr. Ganesh Vitthal Tingare, Mrs. Sudha Dnyanoba Bahirat, Mrs. Shobha Dnyanoba Nandgude, Mrs. Sheela Shreedhar Kurhade (maiden name Miss. Sheela Vitthal Tingare), Mrs Jayshree Parshuram Hambir (maiden name miss Jaya Vitthal Tingare), Mrs. Indira Dhananjay alias Suryakant Nimhan (maiden name Indira Vitthal Tingare), Miss Rama Vitthal Tingare At Serial No; **9989/2007** dated 31/12/2007.
- b. **TYPE OF DOCUMENT: Power of Attorney** Between the promoter i.e Mr. Atul D. Bhirat and other parties namely; Smt. Vimal Vitthal Tingare Mr. Ganesh Vitthal Tingare, Mrs. Sudha Dnyanoba Bahirat, Mrs. Shobha Dnyanoba Nandgude, Mrs. Sheela Shreedhar Kurhade (maiden name Miss. Sheela Vitthal Tingare), Mrs. Jayshree Parshuram Hambir (maiden name miss. Jaya Vitthal Tingare), Mrs. Indiara Dhananjay alias Suryakant Nimhan (maiden name Indira Vitthal Tingare), Miss Rama Vitthal Tingare. At Serial No. **9990/2007** dated 31/12/2007.
- c. It appears from the above various deeds that original owners and legal heirs of deceased person of said property bearing no. 67/1B/16/1Part and 67/1B/17 of Dhanori have assigned all development rights for the said property to **Mr Atul D Bahirat**. Further original owners and legal heirs of deceased person of said property have executed power of attorney.

7. Pending Litigation:

Project name	Court Name	Case Number	Case Type	Preventive/ Injunction/ Interim order is passed?	Status
Shubhhankar Durvaa	C.J.J.D.	1148/2014	Civil	No	Pending
Shubhhankar	C.J.J.D.	144/2015	Civil	No	Pending



Durvaa					
Shubhhankar Durvaa	C.J.S.D	1875/2017	Civil	No	Pending
Shubhhankar Durvaa	C.J.J.D,	1519/2017	CIVIL	No	Pending

a. I was informed that, late Baban Namdev Tingare and 6 others have filed suit for encroachment bearing **Regular Civil Suit No. 1148/2014** against Mr. Atul Dnyaneshwar Bahirat and other owners of plot bearing no. 67/1B/16/2. They also filed **Misc. Civil Application no. 144/2015** and **Regular Civil Suit bearing no. 1519/2017** against the Commissioner of Pune Municipal Corporation and others.

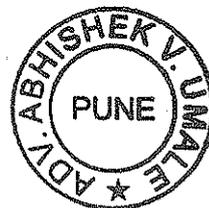
It appears from above mentioned documents that Original owners and legal heirs of deceased person of said property bearing no. 67/1B/16/1 part have assigned all development rights to Mr. Atul D Bahirat and thereby settled their dispute amicably.

b. Further, I was also informed that Mr. Datta Kaluram Tingare and 3 others have filed Regular Civil Suit for partition and injunction bearing no. 1875/2017 against the present owners. In said suit, there is no any interlocutory or prohibitory order is passed till today.

On the basis provided document and information, I did not come across any other adverse entry and thus the said land is free from all encumbrances.

Umale

ADV. ABHISHEK V. UMALE





CHALLAN
MTR Form Number-6



GRN	MH012980387202122E	BARCODE			Date	11/02/2022-12:46:19	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL8_HAVELI 8 JOINT SUB REGISTRAR			Full Name	ADV ABHISHEK V UMALE					
Location	PUNE			Flat/Block No.						
Year	2021-2022 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	DHANORI PUNE					
0030072201 SEARCH FEE		750.00		Area/Locality						
				Town/City/District						
				PIN	4	1	1	0	1	5
				Remarks (If Any)	DHANORI PUNE S. NO.67/1B/17 AND 67/1B/16/1 SEARCH 30 YEARS FROM 1993-2022					
				Amount In	Seven Hundred Fifty Rupees Only					
Total			750.00	Words						
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	00040572022021132881	IK0BNJVDZ1					
Cheque/DD No.		Bank Date	RBI Date	11/02/2022-12:24:47	Not Verified with RBI					
Name of Bank		Bank-Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No., Date		Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No. : 9975819009

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या वस्तूसाठी लागू नाही.