



FORMAT A
(Circular No. 28/2021)

To,
MAHA RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property Survey Nos.286/2/1 and 286/2 situated at **Lohgaon, Taluka-Haveli, District-Pune-411047** (Hereinafter referred as "the said properties")

I have investigated the title of the said properties on the request of **Shriram Associates**, a partnership firm having its office at **Survey No. 48/1/1/1, Anand Park, Vishrantwadi, Dhanori Road, Pune-411015** through its partner **Mr. Rakesh Ramchandra Agrawal** and following documents i.e.:-

1) Description of the property:-

All that piece and parcel of Survey No. 286/2/1 having area **1687.68 sq. mtrs.** AND Survey No.286/2 having area **62609.28 sq. mtrs.** situated at **Lohgaon, Taluka-Haveli, District-Pune- 411047.**

2) The Documents allotment of Said Properties:

The list of documents is annexed herewith.

- 1] Photo copy of 7/12 extracts from the year 1943-1944 till 2015-2016.
- 2] Photo copies of the relevant mutation entries.
- 3] Photo copy of the Zone Certificate.
- 4] Photo copy of the Sale Deed, dated-02/06/1995 executed by Mr. J. S. Saluja in favour of Mr. Sharad Balkrushna Bhatkar.
- 5] Photo copy of the Sale Deed, dated-15/05/1995 executed by Mr.J.S. Saluja in favour of Dr. Suresh Kashinath Ghatge alias Ghadge.
- 6] Photo copy of the Sale Deed, dated-25/01/1996 executed by Mr. J.S. Saluja in favour of Mr. Vivek Lalchand Lund.
- 7] Photo copy of the Sale Deed, dated-25/01/1996 executed by Mr. J.S. Saluja in favour of Mr. Sunil Amar Khatri.

8] Photo copies of the Development Agreement and Power of Attorney, dated-18/08/2006 executed by Mr. Sharad Balkrushna Bhatkar in favour of Mr. Inder Ghisulal Solanki.

9] Photo copy of the Power of Attorney, dated-25/01/2007 executed by Mr. Sharad Balkrushna Bhatkar through his Constituted Attorney Mr. Inder Ghisulal Solanki in favour of Mr. Ramanayya Subayya Siddha.

10] Photo copy of the Power of Attorney, dated-12/03/2007 executed by Mr. Sharad Balkrushna Bhatkar through his Constituted Attorney Mr. Inder Ghisulal Solanki through his Constituted Attorney Mr. Ramanayya Subayya Siddha in favour of [1]Mr. Bharamu Annappa Kage and [2]Mr. Sanjay Govind Bhujbal.

11] Photo copies of the Development Agreement and Power of Attorney, dated-03/10/2007 executed by Mr. Sharad Balkrushna Bhatkar through his Constituted Attorney Mr. Inder Ghisulal Solanki through his Constituted Attorney Mr. Ramanayya Subayya Siddha, through his Constituted Attorneys [1]Mr. Bharamu Annappa Kage and [2]Mr. Sanjay Govind Bhujbal in favour of [1]Mr. Subhash Vitthal Uttekar and [2]Mrs. Vidya Shashikant Uttekar.

12] Photo copy of the Power of Attorney dated-01/03/2008 executed by Mr. Sharad Balkrushna Bhatkar through his Constituted Attorney Mr. Inder Ghisulal Solanki through his Constituted Attorney Mr. Ramanayya Subayya Siddha, through his Constituted Attorneys [1]Mr. Bharamu Annappa Kage and [2]Mr. Sanjay Govind Bhujbal through his Constituted Attorneys [1]Mr. Subhash Vitthal Uttekar and [2]Mrs. Vidya Shashikant Uttekar in favour of Mrs. Anita Birendrasrnha Bishta.

13] Photo copy of the Agreement for Sale, dated-01/03/2008 executed by Mr. Sharad Balkrushna Bhatkar through his Constituted Attorney Mr. Inder Ghisulal Solanki through his Constituted Attorney Mr. Ramanayya Subayya Siddha, through his Constituted Attorneys [1] Mr. Bharamu Annappa Kage and [2]Mr. Sanjay Govind Bhujbal through their Constituted attorneys [1]Mr. Subhash Vitthal Uttekar and [2]Mrs. Vidya Shashikant Uttekar through their Constituted



Attorney Mrs. Anita Birendrasinha Bishta in favour of Mr. Birendrasinha Bacchansinha Bishta.

- 14] Photo copy of the Sale-Deed, dated-14/01/2010 executed by Mr. Sharad Balkrushna Bhatkar through his Constituted Attorney Mr. Inder Ghisulal Solanki through his Constituted Attorney Mr. Ramanayya Subayya Siddha, through his Constituted Attorneys [1]Mr. Bharamu Annappa Kage and [2]Mr. Sanjay Govind Bhujbal through their Constituted attorneys [1]Mr. Subhash Vitthal Uttekar and [2]Mrs. Vidya Shashikant Uttekar through their Constituted Attorney Mrs. Anita Birendrasinha Bishta in favour of Mr. Birendrasinha Bacchansinha Bishta.
- 15] Photo copy of the Sale Deed, dated-28/06/2010 executed by Mr. Birendrasinha Bishta in favour of Shriram Associates.
- 16] Photo copy of the Sale Deed, dated-15/05/1995 executed by Mr. J. S. Saluja, through his Power of Attorney holders Mr. Sudhakar Bajirao Kutwal and Mrs. Usha Rajaram Salunke in favour of Dr. Suresh Ghatge alias Ghadge.
- 17] Photo copy of the Sale Deed, dated-24/09/2010 executed by Dr. Suresh Ghatge alias Ghadge in favour of Shriram Associates.
- 18] Photo copy of the Sale Deed, dated-25/01/1996 executed by Mr. J. S. Saluja, through his Power of Attorney holders Mr. Sudhakar Bajirao Kutwal and Mrs. Usha Rajaram Salunke in favour of Mr. Vivek Lalchand Lund.
- 19] Photo copy of the Power of Attorney, dated-20/06/2007 executed by Mr. Vivek Lalchand Lund in favour of Mr. Santosh Sahebrao Khandve.
- 20] Photo copies of the Development Agreement and Power of Attorney, both dated-18/09/2007 executed by Mr. Vivek Lalchand Lund through his Power of Attorney holder Mr. Santosh Sahebrao Khandve in favour of Mrs. Sangeeta Devidas Mali.
- 21] Photo copy of the Sale-Deed, dated-18/01/2010 executed by Mr. Vivek Lalchand Lund through his Power of Attorney holder Mr. Santosh Sahebrao Khandve in favour of Mr. Chhaganlal Choudhary and Mr. Bhairulal Choudhary.

22] Photo copy of the Sale Deed, dated-05/10/2010 executed by Mr. Chhaganlal Choudhary and Mr. Bhairulal Choudhary in favour of Shriram Associates.

23] Photo copy of the Sale Deed, dated-25/01/1996 executed by Mr. J. S. Saluja, through his Power of Attorney holders Mr. Sudhakar Bajirao Kutwal and Mrs. Usha Rajaram Salunke in favour of Mr. Sunil Amar Khatri.

24] Photo copies of the Development Agreement and Power of Attorney, both dated-26/09/2007 executed by Mr. Sunil Amar Khatri in favour of Mrs. Vidya Shashikant Uttekar and Mr. Subhash Vitthal Uttekar.

25] Photo copy of the Sale-Deed, dated-21/08/2009 executed by Mr. Sunil Amar Khatri through his Power of Attorney holders Mrs. Vidya Shashikant Uttekar and Mr. Subhash Vitthal Uttekar to Mr. Ashok Devkar and Mrs. Anita Devkar.

26] Photo copy of the Sale Deed, dated-21/09/2010 executed by Mr. Ashok Devkar and Mrs. Anita Devkar in favour of Shriram Associates.

27] Photo copy of the Deed of Exchange, dated-25/07/2011 executed between Shriram Associates and Mrs. Shakuntala Agarwal.

28] Photo copy of the NOC, dated-23/07/2014 of the Ministry of Defence.

29] Photocopy of the N.A. order, dated-16/07/2015.

30] Office copy of the Search and Title Report, dated-07/10/2016 issued by me.

31] Photo copy of the Letter No.DP/BHA/HAV/Branch-1/village-Lohagaon/S. No.286/2 (part) and another/Case No.147/16-17, dated-28/11/2016 of Pune Metropolitan Regional Development Authority .

32] Photo copy of the Letter No.SHA/ Village-Lohagaon/S. No.286 (part) and another /Case No.1473/16-17, dated-10/08/2017 of Pune Metropolitan Regional Development Authority.



- 33] Photocopy of the Commencement Certificate Nos.(i)CC/3590/2021 dated-24/02/2021, (ii)CC/1369/2021, dated-23/08/2021 and (iii) CC/3590/2021, dated-14/02/2022.
- 34] Photo copy of the letter, dated-11/07/2022 regarding the environmental clearance granted by the Government of India.
- 35] Photo copy of the Reconstitution Cum Retirement Deed, dated-11/08/2022

**B] Documents of the Property s. no. 286/2
List of documents given for my perusal :-**

- 1] Photo copy of 7/12 extracts from the year 1943-1944 till 2021-2022.
- 2] Photo copies of the relevant mutation entries.
- 3] Photo copy of the Zone Certificate.
- 4] Photo copy of the three Release Deeds, all dated-18/07/2007.
- 5] Photo copy of the Release Deed, all dated-18/03/2008 executed by Mrs. Bhamabai Maruti Walke and other in favour of Mr. Ramdas Guiab Nimbalkar & Mr. Ananda Namdeo Nimbalkar.
- 6] Photo copy of the Development Agreement and Power of Attorney, both dated-31/03/2008 executed by Dr. Mr. Maheshwari Laxmiprasad Bhagat in favour of Mr. Shrikant Vasant Bhagat.
- 7] Photo copy of the Development Agreement, dated-07/06/2010.
- 8] Photo copy of the Power of Attorney, dated-07/06/2010.
- 9] Photo copy of the Sale Deed, dated-18/09/2010 executed by Mrs. Dnyanmala Basudev Singh in favour of Shriram Associates.
- 10] Photo copy of the Sale deed, dated-21/09/2010 executed by Mr. Ashok Shivaji Devkar & Mrs. Anita Ashok Devkar in favour of Shriram Associates.

- 11] Photo copy of the Sale deed, dated-22/12/2010 executed by Mr. Kapil Bansi Prasad & Mrs. Rashmi Kapil Prasad in favour of Shriram Associates.
- 12] Photo copy of the Sale deed, dated-23/02/2011 executed by Mr. Sukhdev Basudev Pattajoshi in favour of Shriram Associates.
- 13] Photo copy of the Sale deed, dated-05/10/2010 executed by Dr. Mr. Maheshwari Laxmiprasad Bhagat in favour of Shriram Associates.
- 14] Photo copy of the Sale deed, dated-05/10/2010 executed by Mr. Chaganlal Himmataram Choudhary & Mr. Bhairulal Bhavarlalji Choudhary in favour of Shriram Associates.
- 15] Photo copy of the Sale deed, dated-11 /02/2011 executed by Mr. Rajesh Balkrishna Suryavashi in favour of Shriram Associates.
- 16] Photo copy of the sale deed, dated-03/07/2010 executed by M/s. SSP Construction m favour of Shriram Associates.
- 17] Photo copy of the Sale deed, dated-28/06/2010 executed by Mr. Birendrasingh Bachchansingh Bist in favour of Shriram Associates.
- 18] Photo copy of the Sale deed, dated-24/02/2011 executed by Mr. Santosh Baban Nimbalkar in favour of Shriram Associates.
- 19] Photo copy of the Sale deed, dated-20/04/2009 executed by Mr. Anilkumar Asarfi Mehta in favour of M/s. Lotus Developers.
- 20] Photo copy of the Sale deed, dated-20/09/2010 executed by M/s. Lotus Developers in favour of Shriram Associates.
- 21] Photo copy of the Exchange deed, dated-15/02/2011 executed between Shriram Associates and Mr. Fulsingh Vishwanath Yadav [Mr. Phoolsingh Shivnath Yadav] and Mrs. Shivrani Phoolsingh Yadav.



- 22] Photo copy of the Exchange Deed, dated-24/02/2011 executed between Shriram Associates and Mr.Basudevprasad Baijnathsingh.
- 23] Photo copy of the Sale deed, dated-11/02/2011 executed by Mr. Rajesh Balkrishna Suryavanshi in favour of Shriram Associates.
- 24] Photo copy of the Sale deed, dated-22/02/2011 executed by Mr. Santosh Saban Nimbalkar in favour of Shriram Associates.
- 25] Photo copy of the Sale deed, dated-20/09/2010 executed by Mr. Rajeev Ramnarayan Sharma in favour of Shriram Associates.
- 26] Photo copy of the Sale deed, dated-04/08/2010 executed by Mr. Suraj Surendran & others in favour of Shriram Associates.
- 27] Photo copy of the Sale deed, dated-12/07/2010 executed by Mr. Anilkumar Ashrafi Mehta in favour of Shriram Associates.
- 28] Photo copy of the Sale deed, dated-24/09/2010 executed by Dr. Suresh Kashinath Ghatge alias Ghadge in favour of Shriram Associates.
- 29] Photo copy of the Exchange deed, dated-25/07/2011 executed by Mrs. Shakuntala Shripatilal Agarwal in favour of Shriram Associates.
- 30] Photo copy of the Exchange deed, dated-16/09/2010 executed by Mr. Devnarayan Chotelal Sahu in favour of Shriram Associates.
- 31] Photo copy of the Sale deed, dated-29/04/2011 executed by Mr.Jagdish Govindram Fabiyani and Mr.Manoj Navalrai Hingorani in favour of Mr. Sandeep Sanbhaji Landge.
- 32] Photo copy of the Sale deed, dated-23/09/2011 executed by Mr.Sandeep Sanbhaji Landge in favour of Shriram Associates.
- 33] Photo copy of the Sale deed, dated-06/09/2011 executed by Mr.Rameshkumar Virendra Singh in favour of Shriram Associates.

34] Photo copy of the Sale deed, dated-16/08/2011 executed by Mr. Krishnakumar Singh in favour of Shriram Associates.

35] Photo copy of the Sale deed, dated-15/07/2011 executed by Mr. Anil Prabhakar Gaikwad & others in favour of Shriram Associates.

36] Photo copy of the Sale deed, dated-01/07/2011 executed by Mr. Ajit Ashok More, Mr. Kishor Jagannath Bhosale and Mr. Baban Babu More in favour of Shriram Associates.

37] Photo copies of the Development Agreement and Power of Attorney, both dated-18/03/2008 executed by Mr. Gulab Dnyanoba Nimbalkar and others in favour of Mr. Sunil Ramdhari Mittal and others.

38] Photo copies of the Development Agreement and Power of Attorney, both dated-07/06/2010 executed by Smt. Gaubai Sahadu Nimbalkar and others in favour of M/s. Shriram Associates.

39] Photo copies of the Development Agreement and Power of Attorney, both dated-23/12/2011 and 26/03/2012 respectively executed by Mr. Anilkumar Asarfi Mehta in favour of M/s. Shriram Associates.

40] Photo copies of the Development Agreement and Power of Attorney, both dated-21/09/2010 executed by Mrs. Sunita Ramkrishnahari Nimbalkar in favour of M/s. Shriram Associates.

41] Photo copies of the Development Agreement and Power of Attorney, both dated-24/02/2011 executed by Mr. Parmanand Mahato in favour of M/s. Shriram Associates.

42] Photo copies of title Development Agreement and Power of Attorney, both dated-31/12/2011 and 26/03/2012 respectively executed by Mr. Amarendra Asarfi Mehta in favour of M/s. Shriram Associates.

43] Photo copy of the N.A. Order, dated-16/07/2015

44] Photo copy of the NOC, dated-05/11/2012 of the Maharashtra Pollution Control Board.



- 45] Photo copy of the NOC, dated-16/05/2013 of the Ministry of Defence.
- 46] Office copy of the Search and Title Report, dated-07/10/2016 and 27/06/2018 issued by me.
- 47] Photo copy of the Sale-Deed, dated-09/03/2016 executed by Baban Sahadu Nimbalkar and others in favour of Mr. Sanjay Ishwarlal Agarwal and Mr. Sanjay Shamlal Agarwal.
- 48] Photo copy of the Letter No.DP/BHA/HAV/Branch-1/village-Lohagaon/S.No.286/2 (part) and another Case No.1473/16-17, dated-28/11/2016 of Pune Metropolitan Regional Development Authority .
- 49] Photo copy of the Letter No.BHA/ Village-Lohagaon/S.No.286 (part) and another Case No.14 73/16-17, dated-10/08/2017 of Pune Metropolitan Regional Development Authority.
- 50] Photo copy of the Commencement Certificate Nos.(i)CC/3590/2021, dated-24/02/2021, (ii)CC/1369/2021, dated-23/08/2021 and (iii) CC/3590/2021, dated-14/02/2022.
- 51] Photo copy of the Sale-Deed, dated-31/03/2022 executed by Mr. Popat Sahadu Nimbalkar in favour of Shriram Associates.
- 52] Photo copy of the Sale-Deed, dated-31/03/2022 executed by Mr. Sanjay Ishwarlal Agarwal and Mr. Sanjay Shamlal Agarwal in favour of Shriram Associates.
- 53] Photo copy of the Supplementary Agreement, dated-28/06/2022 executed by Mr. Gulab Dnyanoba Nimbalkar and others in favour of Shriram Associates.
- 54] Photo copy of the Supplementary Agreement, dated-28/06/2022 executed by Mrs. Sunita Ramkrishnahari Nimbalkar in favour of Shriram Associates.
- 55] Photo copy of the Supplementary Agreement, dated-28/07/2022 executed by Mr. Parmanand Mahato in favour of Shriram Associates.
- 56] Photo copy of the letter, dated-11/07/2022 regarding the environmental clearance granted by the Government of India.

57] Photo copy of the Reconstitution Cum Retirement Deed, dated-11/08/2022

3. That, after perusal of record and after taking the search regarding the said property I am of the opinion that the title of property is clear, Marketable and without any encumbrances.

4. **Owners of The Property**

M/s. Shriram Associates, Smt. Sunita Ramkrishnahari Nimbalkar, Mr. Parmananad Mahato, Mr. Anilkumar Asarfi Mehta, Mr. Amrendra Asarfi Mehata, Mr. Baban Sahadu Nimbalkar & Others, Mr. Gulab Nyanoba Nimbalkar & others

5. The report reflecting the flow of title of M/s. Shriram Associates, a Partnership Firm i.e. Promoters Developers on said land is enclosed herewith as annexure.

Encl : Annexure

Hence this search report.

Dated: 08/11/2022

Place: Pune.


SUNITA ARVIND KADAM
[ADVOCATE]

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
Soc. Ltd., Bibewadi-Kondhwa Road,
Bibewadi, Pune-411037.



FORMAT A

(Circular No. 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date of application for registration S. No. 286/2, S. No. 286/2/1 Situated at Lohgaon, Taluka Haveli, District- Pune - 411047

2. Mutation Entry No. 33356, 32063, 34904, 35972, 35971, 37785, 35974, 31413, 35970, 31588, 31410, 32220, 33708, 33709, 32715, 32011, 31642, 35969, 31415, 32014, 32221, 32015, 53801 and 53663

3. Search report for 30 years from 1991 to 2021 taken from Sub-Registrar office at Pune.

4. Any other relevant title : Not applicable.

5. Litigation if any : Not applicable.

Dated: 08/11/2022

Place: Pune.

SUNITA ARVIND KADAM
[ADVOCATE]

SUNITA ARVIND KADAM
B.Com., LL.B.
ADVOCATE
D-2/703, Gagan Vihar Co-op. Hsg.-
Soc. Ltd., Bibwewadi-Kondhwa Road,
Bibwewadi, Pune-411037.