



ADV. DIGAMBAR SANDESHKUMAR JADHAV  
B.S.L. LL.B.

Add- Sr No. 186/1, Sainath Colony, Alandi Road, Bhosari,  
Pune 411039  
MOB:- +91 7972203865

To,

Maharashtra Real Estate Regulatory Authority  
Housefin Bhavan  
Plot No. C -21, E- Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai - 400051.

### **LEGAL TITLE REPORT**

**Sub:-** Title clearance certificate with respect to Survey No. 60/1, 60/3 to 60/6, 60/8 to 60/13, 60/15 to 60/19, 61/2/1(P), Village Ravet, Taluka Haveli, Dist. Pune - 412101 (hereinafter referred as the "said property")

1. I have investigated the title of the said plot on the request of **Jhamtani Realty Private Limited**, a company duly registered under the provisions of The Companies Act, 1956, through its Director Mr. Anup Parmanand Jhamtani and following documents i.e. :-

#### **I) Description of the property.**

All those pieces and parcels of well-defined and demarcated land admeasuring total area 10090 Sq. Mtrs bearing survey nos. a) 60/1 area admeasuring 6190 Sq. Mtrs., b) 60/3 area admeasuring 200 Sq. Mtrs, c) 60/4 area admeasuring 200 Sq. Mtrs, d) 60/5 area admeasuring 200 Sq. Mtrs, e) 60/6 area admeasuring 200 Sq. Mtrs, f) 60/8 area admeasuring 200 Sq. Mtrs, g) 60/9 area admeasuring 200 Sq. Mtrs, h) 60/10 area admeasuring 200 Sq. Mtrs, i) 60/11 area admeasuring 200 Sq. Mtrs, j) 60/12 area admeasuring 200 Sq. Mtrs, k) 60/13 area admeasuring 400 Sq. Mtrs, l) 60/15 area admeasuring 200 Sq. Mtrs, m) 60/16 area admeasuring 200 Sq. Mtrs, n) 60/17 area admeasuring 100 Sq. Mtrs, o) 60/18 area admeasuring 100 Sq. Mtrs, p) 60/19 area admeasuring 200 Sq. Mtrs, q) 61/2/1 area admeasuring 900 Sq. Mtrs. situated at village Ravet, Taluka Haveli, District Pune - 412101 and within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and collectively bounded as follows:

On or towards East - By Property of Survey No. 44.  
On or towards West - By Property of Survey No. 61.  
On or towards South - By Property of Survey No. 60/2/3 of M/s. Ace Aurum.  
On or towards North - By 30 Mtrs. wide road.

(Hereinafter referred as the **Said Land**)

#### **II) The documents of allotment of Property.**

1. Copy of Mutation Entries.
2. Copy of 7/12 extracts.
3. Copy of Sale Deeds, Agreements.
4. Copy of Power of Attorneys.
5. Copy of Development Agreements & POA
6. Copy of Sanction Plan
7. Copy of Demarcation.
8. Copy of D.P. Opinion.

#### **III) 7/12 Extract and Mutation entries**





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7/12 extract issued by the revenue officer of Village Kiwale, Tal. Haveli, Dist. Pune and following are the mutation entries:

Sr. No.	Survey No.	Mutation Entries
1	60/1	7708, 8069, 8962, 10140, 10457, 10463, 10749
2	60/3	7622, 8774, 9636
3	60/4	7649, 9636
4	60/5	7771, 8910
5	60/6	11332, 11408,
6	60/8	6505, 9570
7	60/9	7708, 9636
8	60/10	7622, 8774
9	60/11	7708, 9636
10	60/12	7818, 11333
11	60/13	6052, 9636
12	60/15	7622, 8774, 9636
13	60/16	7708, 9636
14	60/17	7708, 9636
15	60/18	7778, 7818, 11335
16	60/19	7708, 9636
17	61/2/1	10552

#### IV) Search Report

- a) That I have carried out search for the period from the year 2002 till 2023 (till 05-05-2023) in respect of the said Properties through the official online portal of the Inspector General of Registration, Government of Maharashtra, by Survey No. 60 & 61, Ravet. During the said Searches, I did not find any entry at the offices of concerned Sub- Registrars of Assurances relating to the said Lands or any of them, which is adverse to the rights, title and interest of the said Landowners and / or Jhamtani Realty Private Limited in respect of the said properties.
- b) It is clarified that this report is based on the searches carried through IGR website and on the documents produced before me i.e., title deeds and revenue records for my inspection and certain information supplied to me by my client.
2. 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 the said Owner/Developer/promoter i.e., **Jhamtani Realty Private Limited** through its Director Mr. Anup Parmanand Jhamtani have clear, marketable and without any encumbrances.
3. The report reflects the flow of the title of the **Jhamtani Realty Private Limited** through its Director Mr. **Anup Parmanand Jhamtani** on the said land is enclosed herewith as annexure.

Encl: Annexure A.

Date: 18/07/2023



*D. Jadhav*

Advocate





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**FORMAT - A**  
**FLOW OF THE TITLE OF THE SAID PROPERTY**

**1) 7/12 extract as on date of application for registration.**

I have furnished with certified 7/12 extract in respect of the said land. On perusal thereof, I note as under:

Sr. No.	Survey No.	Admeasuring Area	Holders Column	Other Rights
1	60/1	6190 Sq. mtrs	1) <b>Mr. Anup Parmanand Jhamtani</b> 2) <b>M/s. Aashee Developers through its Partner Mr. Anup Parmanand</b> 3) <b>Mr. Pandharinath Vitthal Jambhalkar</b> 4) <b>Gauribai Devaramji Chaudhary</b>	NIL
2	60/3	200 Sq. mtrs		NIL
3	60/4	200 Sq. mtrs		NIL
4	60/5	200 Sq. mtrs		NIL
5	60/6	200 Sq. mtrs		NIL
6	60/8	200 Sq. mtrs		NIL
7	60/9	200 Sq. mtrs		NIL
8	60/10	200 Sq. mtrs		NIL
9	60/11	200 Sq. mtrs		NIL
10	60/12	200 Sq. mtrs		NIL
11	60/13	400 Sq. mtrs.		NIL
12	60/15	200 Sq. mtrs		NIL
13	60/16	200 Sq. mtrs		NIL
14	60/17	100 Sq. mtrs		NIL
15	60/18	100 Sq. mtrs		NIL
16	60/19	200 Sq. mtrs		NIL
17	61/2/1	900 Sq. mtrs		NIL
Total		10090 Sq. mtrs		

**2) Mutation Entry:**

Sr. No.	Survey No.	Mutation Entries
1	60/1	7708, 8069, 8962, 10140, 10457, 10463, 10749
2	60/3	7622, 8774, 9636
3	60/4	7649, 9636
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15	60/18	7778, 7818, 11335
16	60/19	7708, 9636
17	61/2/1	10552

**3) Search report in the office of Sub Registrar Assurance**

I conducted online searches for the period from the year 2002 till 2023 (till 18-7-2023) in respect of the said Properties through the official online portal of the Inspector General of Registration, Government of Maharashtra, by Survey No. 60 & 61, Ravet. During the said Searches, I did not find any entry at the offices of concerned Sub- Registrars of Assurances relating to the said Lands or any of them, which is adverse to the documents provided and rights, title and interest of the said Owners/Developers/Promoters in respect of the said properties.

**4) Any other relevant title/ Charge/ Sanctions/Approvals.**

That The Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani have acquired the entire land by way of the Sale Deed, Assignment of Development Rights, Agreement to Sale, Development Agreement and POA from Mr. Anup Parmanand Jhamtani, M/s. Aashee Developers through its Partner Mr. Anup Parmanand, Mr. Pandharinath Vitthal Jambhalkar and Gauribai Devaramji Chaudhary and same will be uploaded in RERA website under the Promoters tab. Further Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani have obtained the sanction from the Pimpri Chinchwad Municipal Corporation has sanctioned the layout and building plans in respect of the proposed project/ buildings to be constructed on the said land vide its Commencement Certificate bearing no. BP/Ravet/28/23 dated 06/02/2023 which is further revised vide BP/Ravet/161/23 dated 29/08/2023.

**5) Litigations Search.**

I have caused an online litigation search through the online portal named ecourts.gov.in in respect of litigation filed by or against Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani and in pursuance thereof and it seems that **No litigations** are filed by or against Jhamtani Realty Private Limited through its Director Mr. Anup Parmanand Jhamtani.

Date: 18/07/2023



*D. D. Dhadhavi*

Advocate.