



GRN MH010714806202223E			BARCODE [Barcode]			Date 16/11/2022-18:26:14			Form ID								
Department Inspector General Of Registration						Payer Details											
Search Fee Type of Payment Other Items						TAX ID / TAN (If Any)											
						PAN No.(If Applicable)											
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN						Full Name			ADV LEENA KADAM								
Location PUNE																	
Year 2022-2023 One Time						Flat/Block No.											
Account Head Details				Amount In Rs.		Premises/Building											
0030072201 SEARCH FEE				525.00		Road/Street											
						Area/Locality											
						Town/City/District											
						PIN			<div></div> <div></div> <div></div> <div></div> <div></div> <div></div>								
						Remarks (If Any) 											
₹ 525.00						Amount In Five Hundred Twenty Five Rupees Only											
Total				525.00											Words		
Payment Details STATE BANK OF INDIA						FOR USE IN RECEIVING BANK											
Cheque-DD Details						Bank CIN			Ref. No.			00040572022111631772			CKV4106941		
Cheque/DD No.						Bank Date			RBI Date			16/11/2022-18:24:29			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 : 461334939

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005304040202223	16/11/2022-18:41:30	IGR002	525.00
Total Defacement Amount					525.00

MH010714806202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Nov 2022	Receipt	Receipt no.: 1112637158
	Name of the Applicant :	ADV LEENA KADAM
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS : No/G.No. : 92
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH010714806202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



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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 City Survey No. 1166 (corresponding Survey No. 92/9) and City Survey No. 1170 (corresponding Survey No. 92/8) total area admeasuring 2960.653 square metres situated at **Mundhwa**, Pune City, District Pune

1. I have investigated the title of the above-mentioned property on the request of **Jhamtani Realty Private Limited**, through its Director **Mr Anup Parmanand Jhamtani** and the following documents i.e. :-

I) Description of the property.

All those pieces and parcels of well-defined, contagious and demarcated land collectively admeasuring 2960.653 square metres being (i) portion admeasuring 2292.87 square metres (including area under internal road admeasuring 645.16 square metres) carved out of City Survey No. 1166 (corresponding Survey No. 92/9) total admeasuring 2900 square metres and (ii) portion admeasuring 667.78 square metres carved out of City Survey No. 1170 (corresponding Survey No. 92/8) total admeasuring 4900 square metres lying, being and situate at village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, and collectively bounded as follows:-

On or towards the East : By old Survey No. 92/10, Mundhwa.
On or towards the West : By old Survey No. 92/7, Mundhwa.
On or towards the North : By Plot No. 6 held by Raojee Landmarks LLP.
On or towards the South : By Plot No. 11 held by Ms. Sonia Mit Karia.

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

II) The documents of allotment of Property.

1. Copy of Mutation Entries.
2. Copy of 7/12, Property Card extracts.
3. Copy of Sale Deeds.
4. Copy of Power of Attorneys.
5. Copy of Partition Deed.
6. Copy of Development Agreements & POA





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7. Copy of Demarcation.
8. Copy of Zone Certificate

III) 7/12 & Property Card Extract and Mutation entries

7/12 & Property Card extract issued by the revenue officer (City Survey Office No. 02) of Village Mundhwa, Tal. Pune city, Dist. Pune and the following are the mutation entries:

Sr. No.	CTS No.	Mutation Entries
1	1166 (Old S. No. 92/9)	1470, 3126, 1903, 2113, 2394, 2660, 2663, 2873, 4394, 4610, 3083, 4636, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6581, 6595, 6596, 6707, 8358, 6708, 6709, 6710, 8536, 8537, 9074, 9075, 10303, 13914, 13915, 1207, 1230.
2	1170 (Old S. No. 92/8)	

IV) Search Report

- a) That I have carried out the search for the period of 30 years commencing from 1993 to 2022 and the available during the searches save and except as herein stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property.
 - 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 **Jhamtani Realty Private Limited**, through its Director **Mr Anup Parmanand Jhamtani** is clear, marketable and without any encumbrances.

Ownership of the property

Jhamtani Realty Private Limited, through its Director **Mr Anup Parmanand Jhamtani** is the absolute owner of land collectively admeasuring 2960.653 square metres being (i) portion admeasuring 2292.87 square metres (including area under internal road admeasuring 645.16 square metres) carved out of City Survey No. 1166 (corresponding Survey No. 92/9) total admeasuring 2900 square metres and (ii) portion admeasuring 667.78 square metres carved out of City Survey No. 1170 (corresponding Survey No. 92/8) total admeasuring 4900 square metres lying, being and situate at village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation.

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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 property is enclosed herewith as an annexure.

Encl: Annexure A.

Date: 16/11/2022



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Advocate Leena Kadam

Housiey.com
ADVOCATE



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FORMAT - A

FLOW OF THE TITLE OF THE SAID PROPERTY

1) Property extracts as on the date of application for registration.

I have furnished with certified Property Card extract in respect of the said land issued by City Survey Office no, 2 On perusal thereof, I note as under

Sr. No.	CTS No.	Admeasuring Area	Holders Column	Other Rights
1	1166 (old S. No. 92/9)	2292.87	DUSK REALTY LLP	NIL
2	1170 (Old S. No. 92/8)	667.78		NIL
Total		2960.65		

2) Mutation Entry

Sr. No.	CTS No.	Mutation Entries
1	1166 (Old S. No. 92/9)	1470, 3126, 1903, 2113, 2394, 2660, 2663, 2873, 4394, 4610, 3083, 4636, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6581, 6595, 6596, 6707, 8358, 6708, 6709, 6710, 8536, 8537, 9074, 9075, 10303, 13914, 13915, 1207, 1230.
2	1170 (Old S. No. 92/8)	

3) Search report in the office of Sub Registrar Assurance

That I have carried out a search for the period of 30 years commencing from 1993 to 2022 and the available during the searches save and except as herein stated, I have not come across any entry evidencing any encumbrances of whatsoever nature in and upon the said property. It is clarified that in E- searches all the documents are not available on public domain and hence, the searches are restricted only to the documents available on the IGR website only.

4) Any other relevant title/ Sanctions/Approvals.

- (a) By a Deed of Conveyance dated 25/1/2022, registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1409/2022 the said Mr. Dnyaneshwar Jaywant Gaikwad, Mr. Suresh Jaywantrao Gaikwad, Mr. Sunil Jaywantrao Gaikwad, Mr. Mahesh Rambhau Gaikwad, Mr. Rakesh Rambhau Gaikwad, Smt. Nirmala Rambhau Gaikwad, Mrs. Roopali Pradip Taware and Smt. Parvatibai Jaywant Gaikwad have with the consent of M/s. Anand Developers absolutely sold and conveyed a portion admeasuring 2292.87 square metres out of CTS No. 1166 (old Survey No. 92/9) and portion admeasuring 667.78 square metres out of CTS No. 1170 (old Survey No. 92/8) (being the said land being subject matter of this report) unto and in favour of **M/s. Dusk Realty LLP** for consideration and on certain terms and conditions. Pursuant thereto the name of the purchasers was mutated on the Property Extract Card vide mutation entry no. 1230.

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- (b) By and under Mortgage Deed dated 25/5/2022, registered with the office of the Sub Registrar Haveli No. 23 at serial no. 10294/2022, M/s. Dusk Realty LLP obtained a loan to the tune of Rs. 15,00,00,000/- from Aditya Birla Finance Limited on certain terms and conditions and Mortgage the said property along with other property.
- (c) By and under Reconveyance Deed dated 19/10/2022 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 20383/2022 Aditya Birla Finance Limited has released and relinquished its charge over the said property.
- (d) By and under the Sale Deed dated 19/10/2022, registered with the office of the Sub Registrar Haveli No. 19 at serial no. 20396/2022 the said M/s. Dusk Realty LLP absolutely sold and conveyed a portion admeasuring 2292.87 square metres out of CTS No. 1166 (old Survey No. 92/9) and portion admeasuring 667.78 square metres out of CTS No. 1170 (old Survey No. 92/8) (being the said land being the subject matter of this report) unto and in favour of **Jhamtani Realty Private Limited, through its Director Mr Anup Parmanand Jhamtani** for consideration and on certain terms and conditions.
- (e) M/s. Dusk Realty LLP have obtained the following permissions and sanctions from the Pimpri Chinchwad Municipal Corporation vide its Commencement Certificate dated 11/11/2022 **bearing Commencement Certificate No. CC/2105/2022** has sanctioned the layout and building plans in respect of the proposed project/ buildings to be constructed on the said land.

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 for the said property.

Date: 16/11/2022



Leena Kadam

Advocate Leena Kadam