

**Shilpa Pratap & Varsha Joshi**  
**Advocates**

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

Date: 28<sup>th</sup> April 2023

To,  
**MahaRERA**

**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to land admeasuring **01 Hectare 70 Are** i.e. **17,000 Sq. Mtrs.** carved out of area totally admeasuring 01 Hectare 81.16 Are i.e. 18,116 Sq. Mtrs., comprising of lands (i) area admeasuring 00 Hectare 53 Are carved out of Survey No. 5 Hissa No.1 (ii) area admeasuring 00 Hectare 53 Are carved out of Survey No. 5 Hissa No.2 (iii) area admeasuring 00 Hectare 30 Are carved out of Survey No. 5 Hissa No.3, (iv) area admeasuring 00 Hectare 30 Are carved out of Survey No.5 Hissa No.4 and (v) area admeasuring 00 Hectare 4 Are carved out of Survey No. 5 Hissa No.9; all lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune**, (hereinafter referred to as the "said land").

We have investigated the title of the said land on the request of ANP Landmarks LLP through its partners Rishi Omprakash Adwani and Tanuj Manohar Pherwani and the following documents i.e. :

**1) Description of Property:**

All that piece and parcel of land admeasuring **01 Hectare 70 Are** i.e. **17,000 Sq. Mtrs.** carved out of area totally admeasuring 01 Hectare 81.16 Are i.e. 18,116 Sq. Mtrs., comprising of lands (i) Survey No.5 Hissa No.1 having an area totally admeasuring 00 Hectare 56.50 Are, out of which area admeasuring 00 Hectare 53 Are ("said land no.1"), (ii) Survey No.5 Hissa No.2 having an area totally admeasuring 00 Hectare 58 Are, out of which area admeasuring 00 Hectare 53 Are ("said land no.2"), (iii) Survey No.5 Hissa No.3 having an area totally admeasuring 00 Hectare 31 Are, out of which area admeasuring 00 Hectare 30 Are ("said land no.3"), (iv) Survey No.5 Hissa No.4 having an area totally admeasuring 00 Hectare 31 Are, out of which area admeasuring 00 Hectare 30 Are ("said land no.4"), (v) Survey No.5 Hissa No.9 having an area totally admeasuring 00 Hectare 14 Are, out of which area admeasuring 00 Hectare 4 Are ("said land no.5"); all lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune**, (hereinafter referred to as the "said land"), bounded more particularly as under:- **On or towards** -  
North: By 12 Mtrs. DP Road and Hotel Blue water; South: By Nala;  
East : By land owned by Murlidhar G. Bhujbal in Survey No. 5; West : By Aundh-  
Ravet Road.

**2) The Documents of allotment of land:**

- 2.1 Development Agreement dated 19<sup>th</sup> July 2022 registered with the office of Sub-Registrar 19 Pune at Sr. No. 13945/2022 and executed by (1) Hushar Baburao Bhujbal & 8 others, (2) Nivrutti Baburao Bhujbal & 6 others, as the owners therein



- and ANP Landmarks LLP through its partners Rishi Omprakash Adwani and Tanuj Manohar Pherwani as the Developers, in respect of area admeasuring 01 Hectare 70 Are carved out of land totally admeasuring 01 Hectare 81.16 Are comprising of (1) Survey No. 5 Hissa No.1, (2) Survey No.5 Hissa No.2, (3) Survey No. 5 Hissa No.3, (4) Survey No. 5 Hissa No.4, (5) Survey No. 5 Hissa No.9, Village Punavale;
- 2.2 Irrevocable Power of Attorney dated 19<sup>th</sup> July 2022 registered with the office of Sub-Registrar 19 Pune at Sr.No.13946/2022 and executed by (1) Hushar Baburao Bhujbal & 8 others (2) Nivrutti Baburao Bhujbal & 6 others, as the owners therein and ANP Landmarks LLP through its partners Rishi Omprakash Adwani and Tanuj Manohar Pherwani as the Developers, in respect of area admeasuring 01 Hectare 70 Are carved out of land totally admeasuring 01 Hectare 81. 16 Are comprising of (1) Survey No. 5 Hissa No.1. (2) Survey No. 5 Hissa No.2, (3) Survey No. 5 Hissa No.3, (4) Survey No. 5 Hissa No.4, (5) Survey No. 5 Hissa No.9,Village Punavale.
- 2.3 7/12 extracts issued by Talathi, Village Punavale, Tal.Mulshi, Dist.Pune, dated 28<sup>th</sup> April 2023;
- 2.4 Search Reports of Index II Registers for 30 years from 1993 till January 2023;
- 3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that the title of below mentioned Owners is clear, and marketable.
- Owners of the land:-
- (i) Chetan Hushar Bhujbal is the owner of the land bearing Survey No. 5 Hissa No.1 and his name has been recorded on 7/12 extract;
- (ii) Hushar Baburao Bhujbal is the owner of the land bearing Survey No. 5 Hissa No.3 and his name has been recorded on 7/12 extract;
- (iii) Prashant Nivrutti Bhujbal is the owner of land bearing Survey No.5, Hissa No. 2 and his name has been recorded on 7/12 extract ;
- (iv) Nivrutti Baburao Bhujbal is the owner of land bearing Survey No. 5 Hissa No.4 and his name has been recorded on 7/12 extract;
- (v) **Hushar & Nivrutti Baburao Bhujbal, are the owners in common of area admeasuring 00 Hectare 4 Are out of 00 Hectare 4.66 Are carved out of totally admeasuring 00 Hectare 14 Are bearing Survey No. 5 Hissa No.9 and their names have been recorded on 7/12 extract;**
- The aforesaid owners have a clear and marketable title in respect of the lands owned by them respectively. The said owners have granted the development rights of the said land i.e. in respect of area admeasuring 01 Hectare 70 Are carved out of land totally admeasuring 01 Hectare 81.16 Are comprising of the above,entioned lands, to ANP Landmarks LLP through its partners Rishi Omprakash Adwani and Tanuj Manohar Pherwani, as the Developers.
- 4) The report reflecting the flow of the title of the owner /promoter on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 28<sup>th</sup> April 2023

  
  
Shilpa Pratap, Advocate

**Shilpa Pratap & Varsha Joshi**

**Advocates**

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**FORMAT -A**

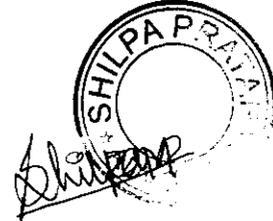
**(Circular No.:-28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND**

Sr.No. Title Clearance Certificate with respect to land admeasuring **01 Hectare 70 Are i.e. 17,000 Sq. Mtrs.** carved out of area totally admeasuring 01 Hectare 81.16 Are i.e. 18,116 Sq. Mtrs., comprising of lands (i) **Survey No. 5 Hissa No.1** having an area totally admeasuring 00 Hectare 56.50 Are, out of which area admeasuring 00 Hectare 53 Are ("**said land no. 1**"), (ii) **Survey No. 5 Hissa No.2** having an area totally admeasuring 00 Hectare 58 Are, out of which area admeasuring 00 Hectare 53 Are ("**said land no. 2**"), (iii) **Survey No. 5 Hissa No.3** having an area totally admeasuring 00 Hectare 31 Are, out of which area admeasuring 00 Hectare 30 Are ("**said land no. 3**"), (iv) **Survey No. 5 Hissa No.4** having an area totally admeasuring 00 Hectare 31 Are, out of which area admeasuring 00 Hectare 30 Are ("**said land no. 4**"), (v) **Survey No. 5 Hissa No.9** having an area totally admeasuring 00 Hectare 14 Are, out of which area admeasuring 00 Hectare 4 Are ("**said land no. 5**"); all lying, being and situated at **Village Punawale, Taluka Mulshi, District Pune**, (hereinafter referred to as the "**said land**")

- 1) 7/12 Extracts dated 28<sup>th</sup> April 2023;
- 2) Mutation Entries as mentioned in our detailed Title Opinion issued on 27<sup>th</sup> February 2023;
- 3) Search Report for 30 years from 1993 till 2023 taken on the website maintained by the Department of Registration and Stamps, Government of Maharashtra, Pune viz <http://www.igrmaharashtra.gov.in>;
- 4) Any other relevant Title – As mentioned in our detailed Title Opinion issued on 27<sup>th</sup> February 2023;
- 5) Litigations if any – No litigation.

Date: 28<sup>th</sup> April 2023



**Shilpa Pratap, Advocate**