

**PRASHANT ASHOK KUMBHAR**  
**ADVOCATE**

(B.S.L. LL.B.)

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

To,  
**MahaRERA,**  
**Pune.**

**LEGAL TITLE REPORT**

**SUBJECT:**

- (A) All that pieces and parcels of land in Residential Zone lying, being and situated at revenue **Village Phursungi**, Tal - Haveli, Dist - Pune and within the local limits of Grampanchayat Phursungi and Newly added Pune Municipal Corporation and Registration Sub District Haveli No. 1 to 28 & District - Pune bearing land **S. No. 176, Hissa No. 7/3 admeasuring area about 00 H 60 R out of total Area 01 H. 32 R** assessed at 01 Rs. 07 Paise which is bounded as under:

**ON OR TOWARDS THE:**

**EAST** : By 30 Foot Road out of portion area 00 H. 60 R, Phursungi held by the Vendors.

**South** : By Malhar Heights Society standing on remaining portion of land bearing S. No. 176/7/3 Phursungi.

**West** : By Property of Mr. Shewale and Mr. Poman out of remaining portion of land bearing S. No. 176/7/3.

**North** : By Shree-Vaibhav Galaxy Society out of remaining portion of land bearing S. No. 176/7/3 Phursungi.

- (B) All that pieces and parcels of land in Residential Zone lying, being and situated at revenue **Village Phursungi**, Tal - Haveli, Dist - Pune and within the local limits of Grampanchayat Lohgaon and Newly added Pune Municipal Corporation and Registration Sub District Haveli No. 1 to 28 & District - Pune bearing land **S. No. 176, Hissa No. 7/4 admeasuring area about 00 H 09 R out of total Area 00 H. 14 R** assessed at 01 Rs. 07 Paise which is bounded as under:

**ON OR TOWARDS THE:**

**EAST** : By 30 Foot Dhamalwadi Main Road.

**South** : By Building of Mr. Kamthe and name is Malhar Height.

**West** : By Property of Mr. Memane and Mr. Shewale.

**North** : By Property of Mr. Pradip Khutwad out of S. No. 176/4/3.

**(hereinafter referred to as the "said property")**



I have investigated the title of the said Properties on the request of **M/S. CHAITANYA DEVELOPERS**, Registered partnership Firm having its registered office at S. No.49, Property ID No. 2387, Village Uruli devachi, Tal. Haveli, Dist. Pune 412308, Through its partners **MR. RUPESH UTTAM MORE and MR. DIPAKKUMAR BHARATBHAI BHOOT** and following documents i.e.

**1) DESCRIPTION OF PROPERTY :-**

- (A) All that pieces and parcels of land in Residential Zone lying, being and situated at revenue **Village Phursungi**, Tal - Haveli, Dist - Pune and within the local limits of Grampanchayat Phursungi and Newly added Pune Municipal Corporation and Registration Sub District Haveli No. 1 to 28 & District - Pune bearing land **S. No. 176, Hissa No. 7/3 admeasuring area about 00 H 60 R out of total Area 01 H. 32 R** assessed at 01 Rs. 07 Paise which is bounded as under:

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**North** : By Shree-Vaibhav Galaxy Society out of remaining portion of land bearing S. No. 176/7/3 Phursungi.

- (B) All that pieces and parcels of land in Residential Zone lying, being and situated at revenue **Village Phursungi**, Tal - Haveli, Dist - Pune and within the local limits of Grampanchayat Lohgaon and Newly added Pune Municipal Corporation and Registration Sub District Haveli No. 1 to 28 & District - Pune bearing land **S. No. 176, Hissa No. 7/4 admeasuring area about 00 H 09 R out of total Area 00 H. 14 R** assessed at 01 Rs. 07 Paise which is bounded as under:

**ON OR TOWARDS THE:**

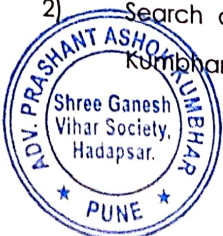
**EAST** : By 30 Foot Dhamalwadi Main Road.

**South** : By Building of Mr. Kamthe and name is Malhar Height.

**West** : By Property of Mr. Memane and Mr. Shewale.

**North** : By Property of Mr. Pradip Khutwad out of S. No. 176/4/3.

- 2) Search and Title Report dated 31/01/2025 from Adv. Prashant Ashok Kumbhar.



- 3) On Perusal of the above mentioned documents and all other relevant documents relation to title of the said property I am of the opinion that the title of **M/S. CHAITANYA DEVELOPERS (Promoters/ Builders/ Developers)** is clear, marketable and without any encumbrances.

**4) OWNER OF THE SAID PLOT :-**

**Properties mentioned in Clause 1 (A)** (1) Shri Praful Sakalchand Shah (2) Smt. Suryaben Arvind Shah (3) Shri. Hetal Arvind Shah (4) Shri Parag Arvind Shah (5) Late Urmilaben Kanaiyalal Shroff through her legal beneficiary Mr. Satish Kanaiyalal Shroff and Mr. Darshan Satish Shroff and all their legal heirs have entered into and executed various Deeds and Documents namely, Power of Attorney dtd. 10/07/2018 bearing registration no. 5209/2018, and Agreement for sale dated 11/07/2018 bearing registration no. 5208/2018 & Power of Attorney dtd. 11/07/2018 bearing registration No. 5210/2018 in favour of Owner/Promoter/Developer and thereafter Sale Deed dated 09/02/2023 bearing registration no. 2123/2023 which is duly registered Haveli No. 6, Pune in favour of Owner/Promoter/Developer have transferred rights, title, interests and ownership therein in favour of Owners/ Promoter/Developer.

**Properties mentioned in Clause 1 (B)** (1) Mr. Nanasahab Dashrath Dhamal (2) Mr. Shivaji Dashrath Dhamal (3) Mr. Mahdev Dashrath Dhamal (4) Mr. Dattatraya Dashrath Dhamal (5) Smt. Rahibai Dashrath Dhamal (6) Smt. Sarubai Gulab Dhamal (7) Mr. Bhausahab Gulab Dhamal (8) Mr. Pandurang Gulab Dhamal and the said owners have executed various Deeds and Documents in favour of Owner/Promoter/Developer vide Joint Development Agreement dated 06/02/2019 vide Reg. No. 1964/2019 & Irrevocable Power Of Attorney dated 06/02/2019 bearing Reg. No. 1965/2019 both registered at Sub Registrar of Assurances Haveli 3, district Pune, in favour of Owner/Promoter/Developer have transferred rights, title, interests and ownership therein in favour of Owners/ Promoter/Developer.

**5) QUALIFYING COMMENTS / REMARKS :-**

**M/S. CHAITANYA DEVELOPERS, Through Partners, MR. RUPESH UTTAM MORE and MR. DIPAKKUMAR BHARATBHAI BHOOT** entered into Development Agreement and Power of Attorney in the year 09/02/2023 & 06/02/2019 with respective Owners of the said plots which are registered with, the Office of the Sub Registrar, Haveli, Pune.





6) **SEARCH REPORT :**

I have carried out the Additional Search in respect of Land **S. No. 176, Hissa No. 7/3 & S. No. 176, Hissa No. 7/4** in the offices of the Sub-Registrar Haveli for period **2019 to 2025** till date vide by **Application No. GRN No. MH018385230202425E, dated 23/03/2025.**

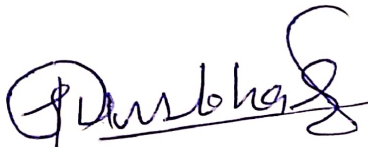
This Search Title report is subject to the available Index II records to us during the course of our search at the Sub-Registrar Haveli Offices.

Online Search taken with the **Govt. site igrmaharashtra.gov.in.** The Govt. of Maharashtra made available a facility to have online search by the aforesaid Govt. Site. During the online search I have not found any adverse entry from the available data.

Further, it is made it clear that the total Sub-Registrars Offices in Pune and Pimpri Municipal Corporation, Cantonments Boards & Grampanchayat Limits are 28 in all. Therefore Searches of the scheduled property is conducted based on the property where it situates and the physical searches cannot be practicably possible in all the Sub-Registrar Haveli No. 1 to 28 Offices. And they said search is based on the one place data stored and generated and made available at **igrmaharashtra.gov.in.** The computer generated Data is made available for the period of 2002 to till date. I do not found any adverse entry for any recorded encumbrance or transaction in the said registers in respect of the said land in the relevant years except those mentioned hereinabove. Considering the Number of Sub-Registrar Offices wherein anyone is entitled to register the documents anywhere of his choice and the said offices are not interlinked with each other and cannot have a direct access for search. Therefore the search cannot be said to be conclusive having limitation to take search in the offices wherein the jurisdiction of registration is given.

Hence, is Title Opinion based on the information and document furnished by the parties concerned.

Dated this 23<sup>rd</sup> day of March 2025.

  
PRASHANT ASHOK KUMBHAR  
ADVOCATE

Enclosed: Search Receipt



