

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 it's registered office at S. No.49, Property ID No. 2387, Village Uruli devachi, Tal. Haveli, Dist. Pune 412308, Through it's partners **MR. RUPESH UTTAM MORE** and **MR. DIPAKKUMAR BHARATBHAI BHOOOT** 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:

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**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. Nana saheb 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. Bhausaheb 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.**

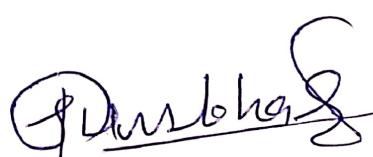
This Search Title report is subject to the available Index II records to us during the course of our search at the Sub-Registrar Haveli Offices.

**Online Search taken with the Govt. site iqrmaharashtra.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 iqrmaharashtra.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





CHALLAN  
MTR Form Number-6



GRN	MH018385230202425E	BARCODE			Date	23/03/2025-14:29:55	Form ID
Department			Inspector General Of Registration				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment			Other Items		PAN No.(If Applicable)		
Office Name			HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name		ADV. PRASHANT ASHOK KUMBHAR
Location			PUNE				
Year			2024-2025 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			300.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
Total			300.00	Amount In Words	Three Hundred Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02901792025032343439	529922997	
Cheque/DD No.			Bank Date	RBI Date	23/03/2025-14:31:07	Not Verified with RBI	
Name of Bank			Bank-Branch		UNION BANK OF INDIA		
Name of Branch			Scroll No., Date		Not Verified with Scroll		

Department ID : 9623242121  
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.  
 सदर चलन "टाईप ऑफ पेमेंट" नवरो नमुद कारणासाठीच लागू आहे. इसर फारणासाठी किंवा नोंदवा करावासाठी लागू नाही.

