



GLIT EDGE

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FORMAT- A

(Circular No.: - 28/2021)

To

The Maharashtra Real Estate Regulatory Authority,

Address: 6th and 7th Floor, Housefin Bhavan,

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

LEGAL ADDITIONAL SEARCH AND TITLE REPORT

Sub: Title clearance certificate with respect to properties:

(1)(a) Plot bearing Survey No. 176 Hissa No. 7/3 (earlier known as part of landed property bearing old survey no. 148 Hissa No. 7) admeasuring 00 Hectares 60 Ares &

(1)(b) Plot bearing Survey No. 176 Hissa No. 7/4 (earlier known as part of landed property bearing old Survey no. 148 Hissa no. 7) admeasuring 00 H. 09 Ares;

both properties lying and being situated at Village Phursungi within the Registration Sub-district of Taluka Haveli, District Pune and earlier within the limits of the old Gram Panchayat of village Phursungi, and which is newly added within limits of Pune

Municipal Corporation and the and which is collectively bounded as follows, that is to say:

On or towards

EAST: by 30 ft. wide road & next to road by Survey No. 149

SOUTH: Malhar Heights Socceity in remaining part of S. No. 176
Hissa No. 7/4

WEST: Property of Shri Shewale and Shri Poman

NORTH: Shree Vaibhav Galaxy Society.

I have investigated the title of the said properties on the request of **M/S. CHAITANYA DEVELOPERS** a registered partnership firm under the Indian Partnership Act 1832, having its registration Receipt No. P000041076 office at Survey No. 49, property ID No. 2387, Village Uruli Devachi, Tal. Haveli, Dist. Pune-412308, through its partners Mr. Rajiv Ramdas Bhadale and 6 others, (hereinafter referred to as **Owner/Promoter/Developer**) and have also perused following documents i.e. detailed Search and Title report dated 09/08/2019 of Advocate V.B. Bhagat and various others Deeds and documents and I say that:

- (1) Properties mentioned in clause (1)(a) above, stood in the name and ownership of (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 Kanaiylal 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 have transferred rights, title, interests and ownership therein in favour of Owner/Promoter/Developer.

(2) Property mentioned in clause **(1)(b)** stood in the name and ownership of (1) Mr. Nanasaheb 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, thereby transferring Rights, Title, Interests and Ownership in favour of Owner/Promoter/Developer.

(3) On the basis of abovementioned documents and deeds Owner/Promoter/Developer got Building Plans sanctioned from Pune Municipal Corporation bearing No. **CC/2493/21** dated 23/11/2021.

(4) Further Owner/Promoter/ Developer has obtained Commencement Certificate from Pune Municipal Corporation bearing No. **CC/2493/21** dated 23/11/2021.

5) A Search and Title Report for the above property was initially issued by the Advocate V. B. Bhagwat on 09/08/2019 based on Search of 30 years from 1989 till 2019.

Now this additional search and Title report is being issued at the request and requirement of the **owners/Promoters/Developers** after conducting further search of available record vide e-search on the website of igrmaharashtra.gov.in.

On perusal of the above-mentioned documents of the said property I am of the opinion that owners/Promoter/Developers **M/S. CHAITANYA DEVELOPERS** is clear, marketable and without any encumbrances.

Owners of the land:

M/S. CHAITANYA DEVELOPERS a registered partnership firm under the Indian Partnership Act 1832, having its registration Receipt No. P000041076 office at Survey No. 49, property ID No. 2387, Village Uruli Devachi, Tal. Haveli, Dist. Pune-412308,

through its partners Mr. Rajiv Ramdas Bhadale and others 6 for Plot bearing Survey No. 176 Hissa No. 7/3 land and following are the owners of Plot bearing Survey No. 176 Hissa No. 7/4:

- 1) Shri Nanasaheb Dashrath Dhamal
- 2) Sau. Sitabai Nanasaheb Dhamal
- 3) Shri Ashok Nanasaheb Dhamal
- 4) Shri Vasant Nanasahe Dhamal
- 5) Shri Mahadev Dashrath Dhamal
- 6) Sau. Baby Mahadev Dhamal
- 7) Mr. Ravi Mahadev Dhamal
- 8) Sau. Bharati Balasaheb Garud
- 9) Sau. Arati Amit Katake
- 10) Shri. Shivaji Dashrath Dhamal
- 11) Sau. Bhima Shivaji Dhamal
- 12) Shri Ajinkya Shivaji Dhamal
- 13) Sau. Punam Sagar kalbhor
- 14) Shri Dattatray Dashrath Dhamal
- 15) Sau. Sangita Dattatray Dhamal
- 16) Shri. Akshay Dattatray Dhamal
- 17) Ms. Snehal Dattatray Dhamal
- 18) Shri Bhausaheb Gulabrao Dhamal
- 19) Sau. Nirmala Bhausaheb Dhamal
- 20) Shri. Anmol Bhausaheb Dhamal
- 21) Shri. Amit Bhausaheb Dhamal
- 22) Sau. Chaitrali Santosh Harpale
- 23) Sau Monika Hanumant Pawar
- 24) Shri Pandurang Gulabrao Dhamal
- 25) Sau. Meena Pandurang Dhamal

26) Shri Pramod Pandurang Dhamal

27) Sau. Gitnajali Sandeep Gaikwad

Accordingly, this further Additional Search Report is issued.

The report reflecting the flow of the title of the Owner **M/S. Chaitanya Developers** by Advocate V.B. Bhagat dated 09/08/2019 on the said land is enclosed herewith as annexure.

Encl: Annexure.

1. Title report and certificate of Advocate V B Bhagat dated 09/08/2019.
2. Layout plan sanctioned by Pune Municipal Corporation, Pune bearing no. CC/2493/2021 dated 23/11/2021.
3. Commencement Certificate issued by Pune Municipal Corporation, CC/2493/21 dated 23/11/2021.



Advocate Amruta Salunke

Date: 6/4/2022



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FLOW OF THE TITLE OF THE SAID LAND

SR. NO

- 1) Search report for 30 years from 1989 till 2019 of Advocate V B Bhagat dated 09/08/2019.
- 2) Layout plan sanctioned by Pune Municipal Corporation, Pune bearing no. CC/2493/21 dated 23/11/2021.
- 3) Commencement Certificate issued by Pune Municipal Corporation, CC/2493/21 dated 23/11/2021.

Date: 6/4/2022



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