

SEARCH AND TITLE REPORT

Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village Tathawade, Tal. Mulshi, Dist. Pune.

DEVELOPER – Ms. AUSTIN PALMS LLP

MAHESH S. MANE

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

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmane788@gmail.com

FORMAT – A **FORMAT A (circular no 28/2021)** **LEGAL TITLE REPORT**

To

MahaRERA

Sub : Title clearance certificate with respect to plot no. **Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R** situated at village **Tathawade**, Tal. **Mulshi**, Dist. **Pune** (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/s. Austin Palms LLP Through its partner Mr. Raju Tatyaba Bhise** and following documents i.e. :-

1) **Description of the property.**

All that piece and parcel of land situated at Village **Tathawade**, Tal. - **Mulshi**, Dist. **Pune** within the limits of **Pimpri Chinchwad Municipal Corporation** and within the jurisdiction of Sub - Registrar, **Haveli**, **Pune** bearing **Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R** situated at village **Tathawade**, Tal. **Mulshi**, Dist. **Pune** is bounded as under:

ON OR TOWARDS

- | | |
|---------------------|---|
| On or towards East | - 24 Mtrs. DP Road. |
| On or towards South | - By property out of S. No. 84(P) and 85(P) |
| On or towards West | - By property out of S. No. 87 |
| On or towards North | - By property out of S. No. 84 (P) |

(I)



MAHESH S. MANE

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

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmmane788@gmail.com

All that contiguous piece and parcel of land admeasuring **2 Hectores 6.4 Ares** (excluding a sub-divided portion of land admeasuring 31.60 Ares) out of the land more particularly described and written hereinabove and which is collectively bounded as under:

ON OR TOWARDS

- | | |
|---------------------|---|
| On or towards East | - Retained sub-divided prtion admeasuring 31.60 R and 18 Mtrs. Road |
| On or towards South | - By property out of S. No. 84(P) and 85(P) |
| On or towards West | - By property out of S. No. 87 |
| On or towards North | - By property out of S. No. 84 (P) |

- 2) The documents of allotment of plot.
 - a) 7/12 Extract & Mutation Entry
 - b) Development Agreement & Power of Attorney Dt.10/05/2022 registered before Sub Registrar Haveli No.5 vide registration no. 8853/2022 and 8854/2022 respectively which is registered on dated 10/05/2022.
 - c) Development Agreement & Power of Attorney Dt.11/05/2022 registered before Sub Registrar Haveli No.5 vide registration no. 8968/2022 and 8970/2022 respectively which is registered on dated 11/05/2022.
- 3) 7/12 extract or property card issued by Gaonkamgar Talathi Tathawade Taluka Mulshi Dist Pune dated 31/03/2022.
- 4) Search report for 30 years from 1992 to 2022.

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 **M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)



MAHESH S. MANE

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

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmanc788@gmail.com

Owners of the land : M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani

Property - Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village Tathawade, Tal. Mulshi, Dist. Pune

(4) Qualifying comments/remarks if any - Nil

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Pune

Date: 17/06/2022



M. Mane
Advocate
MAHESH S. MANE

Advocate
Office : S. No. 70, Dasara Chowk,
Pimple Saudagar, Pune-411 027.
Mobile : 9011560297

MAHESH S. MANE

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

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmane788@gmail.com

FORMAT - A

(Circular No.:28 - 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Common Incidents of S. Nos. 85/1, 85/2, 84/1A, 84/2A, 84/3A:

The owner M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani have executed Joint Controlled Development Agreement and Power of Attorney in respect with **Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R**, total area admeasuring 2 H 38 R out of area admeasuring 1 H 89.4 R situated at village **Tathawade**, Tal. Mulshi, Dist. Pune in favour of **M/s. Austin Palms LLP, through its Partner Raju Tatyaba Bhise**. The said Joint Controlled Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 8853/2022 and 8854/2022 on 10/05/2022 in respect of said property mentioned in Para 1.

Thereafter owner M/s. Opal Properties Through its Partner Mr. Sanjay Harish Mirchandani have executed Joint Controlled Development Agreement and Power of Attorney in respect with **Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R**, total area admeasuring 2 H 38 R out of area admeasuring 00 H 17 R situated at village **Tathawade**, Tal. Mulshi, Dist. Pune in favour of **M/s. Austin Palms LLP, through its Partner Raju Tatyaba Bhise**. The said Joint Controlled Development Agreement and Power of Attorney is registered in the office of Sub Registrar Haveli No. 5 at Sr. No. 8968/2022 and 8970/2022 on 11/05/2022 in respect of said property mentioned in Para 1.



MAHESH S. MANE

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

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027
Mobile 9011560297 Email – mmanc788@gmail.com

In the circumstances the said **M/s. Austin Palms LLP**, through its **Partner Raju Tatyaba Bhise** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 having **Survey No. 85/1 area admeasuring 00 H 37 R**, **Survey No. 85/2 area admeasuring 00 H 17 R**, **Survey No. 84/1A area admeasuring 2 H 6 R**, **Survey No. 84/2A area admeasuring 00 H 27 R**, **Survey No. 84/3A area admeasuring 00 H 18 R**, total area admeasuring 2 H 38 R out of area **admeasuring 2 H 6.4 R** situated at village **Tathawade**, Tal. **Mulshi**, Dist. **Pune** and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

- 1) 7/ 12 extract as on dated 31/03/2022 of application for registration.
- 2) Mutation Entries
- 3) Search report for 30 years from 1992 to 2022 Taken from Sub-Registrar Haveli Pune office at Pune.
- 4) Any other relevant title.
- 5) Litigations if any There is no any litigation pending before any court of law and the Developer Divya Associates assured me that, Developer i.e. Divya Associates assured me that, they or owners have not received any notice regardin same.

Date: 17/06/2022



Advocate.

MAHESH S. MANE
Advocate

Office : S. No. 70, Dasara Chowk,
Pimple Saudagar, Pune-411 027.
Mobile : 9011560297



CHALLAN
MTR Form Number-6



GRN MH003505749202223E		BARCODE		Date 16/06/2022-17:23:46	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Adv Mahesh S Mane
Location PUNE					
Year 2022-2023 One Time			Flat/Block No.		S No 85/1 85/2 84/1A 84/2A 84/3A
Account Head Details		Amount In Rs.	Premises/Building		
0030072201: SEARCH FEE		1500.00	Road/Street		Tathawade
			Area/Locality		Pune
			Town/City/District		
			PIN		4 1 1 0 3 3
			Remarks (If Any)		
			Search Fees S No 85/1 85/2 84/1A 84/2A 84/3A Tathawade Pune for 30		
			years from 1992 to 2022		
			Amount In	One Thousand Five Hundred Rupees Only	
Total		1,500.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572022081679836 IK0BSUDAD0
Cheque/DD No.			Bank Date	RBI Date	16/06/2022-17:24:24 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:

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

वॉटर चालन 'टाइम ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याचा दस्तावेज लागू नाही.

Mobile No. : 9011560297

MAHESH S. MANE

Advocate

Office : S. No. 70, Dasara Chowk,
Pimple Saudagar, Pune-411 027.

Mobile : 9011560297

MAHESH S. MANE

B.S.L., LL.B.
(Advocate)

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027.
Mobile 9011560297 Email – mmmane788@gmail.com

SEARCH REPORT/TITLE CERTIFICATE

To,
M/s. Austin Palms LLP
Through its partner
Mr. Raju Tatyaba Bhise
Having Office at – Pimple Saudagar Pune 411027

SUB: Search Report of property bearing Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village **Tathawade**, Tal. Mulshi, Dist. Pune.

Sir,

With reference to the subject mentioned above, I have to inform you that as per your request and oral information instruction for giving Search Report in respect of property mentioned below. The details of which are below:

1) **Details of the property:**

All that piece and parcel of land situated at Village Tathawade, Tal. - Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing Survey No. 85/1 area admeasuring 00 H 37 R, Survey No. 85/2 area admeasuring 00 H 17 R, Survey No. 84/1A area admeasuring 1 H 39 R, Survey No. 84/2A area admeasuring 00 H 27 R, Survey No. 84/3A area admeasuring 00 H 18 R, total area admeasuring 2 H 38 R out of area admeasuring 2 H 6.4 R situated at village **Tathawade**, Tal. Mulshi, Dist. Pune is bounded as under:

ON OR TOWARDS

On or towards East - 24 Mtrs. DP Road.
On or towards South - By property out of S. No. 84(P) and 85(P)
On or towards West - By property out of S. No. 87
On or towards North - By property out of S. No. 84 (P)

All that contiguous piece and parcel of land admeasuring 2 Hectores 6.4 Ares (excluding a sub-divided portion of land admeasuring 31.60 Ares) out of the land more particularly described and written hereinabove and which is collectively bounded as under:



MAHESH S. MANE

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

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027,
Mobile 9011560297 Email – mmane788@gmail.com

ON OR TOWARDS

- On or towards East - Retained sub-divided prtion admeasuring
31.60 R and 18 Mtrs. Road
On or towards South - By property out of S. No. 84(P) and 85(P)
On or towards West - By property out of S. No. 87
On or towards North - By property out of S. No. 84 (P)

Hereinafter collectively referred as "**The Said Property / Said Land**"

2) I have perused the following Document:

- a) 7/12 Extract & Mutation Entry
- b) Development Agreement & Power of Attorney Dt.10/05/2022 registered before Sub Registrar Haveli No.5 vide registration no. 8853/2022 and 8854/2022 respectively which is registered on dated 10/05/2022.
- c) Development Agreement & Power of Attorney Dt.11/05/2022 registered before Sub Registrar Haveli No.5 vide registration no. 8968/2022 and 8970/2022 respectively which is registered on dated 11/05/2022.

3) Incident of Survey No. 85/1:

That the said property originally owned by Hari Narayn Pawar and Nivrutti Bala Pawar. Thereafter as per Phalanibara said property allotted to owner Hari Narayan Pawar and its effect given on 7/12 extract by mutation entry no.1134.

Thereafter said property purchased by Padmakar Gopal Bhide and Sunil Ramchandra Teli from Hari Narayan Pawar and accordingly names of said Padmakar Gopal Bhide and Sunil Ramchandra Teli entered on 7/12 extract by mutation entry no. 1264.

Thereafter one of the owner Sunil Ramchandra Teli died and names his legal heirs as Aashutosh Sunil Teli and Jaya Sunil Teli entered on 7/12 extract vide mutation entry no. 1578.

Thereafter said owners Ramchandra Bhaurao Teli, Aashutosh Sunil Teli and Jaya Sunil Teli executed registered Development



MAHESH S. MANE

B.S.L. LL.B.

(Advocate)

Office : S. No. 70, Dasara Chowk, Pimple Saudagar Pune 411027.
Mobile 9011560297 Email – mmane788@gmail.com

Agreement in favour of M/s. Opal Properties through Sanjay Harish Mirchandani which is duly registered vide no. 8361/2006 on dated 28/11/2006 and as per order of Tahasildar Mulshi vide no. Hano/Kavi/1864/07 dated 18/08/07 name and remark of Development Agreement of M/s. Opal Properties through Sanjay Harish Mirchandani was entered in other rights column of said property vide mutation entry no.4347.

Thereafter said property purchased by M/s. Opal Properties through Sanjay Harish Mirchandani from owners namely Subhash Ramchandra Teli and others vide registered Sale Deed dated vide no. 8805/2009 which is registered in the Office of Sub Registrar Haveli No. 12. And as per said Sale Deed name of said M/s. Opal Properties through Sanjay Harish Mirchandani entered on 7/12 extract vide mutation entry no.5070.

Incident of Survey No. 85/2:

That the said property originally owned by Hari Narayn Pawar and Nivrutti Bala Pawar. Thereafter as per Phalanibara said property allotted to owner Hari Narayan Pawar and its effect given on 7/12 extract by mutation entry no.1134.

Thereafter said property purchased by Surekha Shamkant Joshi and Sharad Moreshwar Gokhale from Hari Narayan Pawar and accordingly names of said Surekha Shamkant Joshi and Sharad Moreshwar Gokhale entered on 7/12 extract by mutation entry no. 1162.

Thereafter Surekha Shamkant Joshi purchased from Sharad Moreshwar Gokhale as his half share and accordingly name Surekha Shamkant Joshi confirmed for whole share and name of Sharad Moreshwar Gokhale deleted from 7/12 extract vide mutation entry no. 1430.

Thereafter said property purchased by Mukund Vyankatesh Kulkarni and Meghana Mukund Kulkarni from Surekha Shamkant

