

RERA - SEARCH AND TITLE REPORT

Search Report of property bearing Gat No. 234 area admeasuring about 2 H 04 R Pot Kharaba 00 H 02 R totally admeasuring 2 H 06 R assessed at Rs.6 Paise 31 **out of area admeasuring area 00 H 80 R**
AND Gat No. 236 area admeasuring about 2 H 00 R and Pot Kharaba 00 H 03 R totally admeasuring 2 H 03 R assessed at Rs.8 Paise 87 **out of area admeasuring area 1 H 46 R** situated at Village Dudulgaon, Pune.

DEVELOPER – Ms. Mangalam Buildcorp

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

To

MahaRERA

Sub

: Title clearance certificate with respect to **Gat No. 234** area admeasuring about 2 H 04 R Pot Kharaba 00 H 02 R totally admeasuring 2 H 06 R assessed at Rs.6 Paise 31 **out of area admeasuring area 00 H 80 R AND Gat No. 236** area admeasuring about 2 H 00 R and Pot Kharaba 00 H 03 R totally admeasuring 2 H 03 R assessed at Rs.8 Paise 87 **out of area admeasuring area 1 H 46 R situated at Village Dudulgaon, Pune.** (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/s. Mangalam Buildcorp Through its Partner Mr. Ramdas Damodar Phuge** and following documents i.e. :-

1) Description of the property.

All that piece and parcel of land situated at Village **Dudulgaon**, Tal. - Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing

A) Gat No. 234 area admeasuring about 2 H 04 R and Pot Kharaba 00 H 02 R totally admeasuring 2 H 06 R assessed at Rs.6 Paise 31 **out of area admeasuring area 00 H 80 R**

AND

B) Gat No. 236 area admeasuring about 2 H 00 R and Pot Kharaba 00 H 03 R totally admeasuring 2 H 03 R assessed at Rs.8 Paise 87 **out of area admeasuring area 1 H 46 R**

Abovesaid A and B properties situated at Village **Dudulgaon**, Tal. - Haveli, Dist. Pune and said properties are bounded as under:
ON OR TOWARDS

EAST	: By Property of Gat No. 238
SOUTH	: By Property of Gat No. 198
WEST	: By remaining Property of Gat No.221 and 234
NORTH	: By remaining Property of Gat No.234 and 236

2) The documents of allotment of plot.

a) 7/12 Extract & Mutation Entry



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- b) Development Agreement and Power of Attorney dated 22/12/2021 which is duly registered in the Office of Sub Registrar Haveli No.25 at Sr. No. 17048/2021 and 17049/2021 respectively.
- c) Supplementary Agreement dated 22/12/2021 which is duly registered in the Office of Sub Registrar Haveli No. 25 at Sr. No. 17050/2021.
- 3) 7/12 extract or property card issued by Gaonkamgar Talathi Dudulgaon Taluka Haveli Dist Pune.
- 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 **Chandrakant Maruti Gaikwad, Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad, Pratap Shankar Gaikwad, Sarang Shankar Gaikwad, Dipak Dnyanoba Gaikwad, Kavita Kishor Bhilare, Suresh Dnyanoba Gaikwad** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land : Chandrakant Maruti Gaikwad, Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad, Pratap Shankar Gaikwad, Sarang Shankar Gaikwad, Dipak Dnyanoba Gaikwad, Kavita Kishor Bhilare, Suresh Dnyanoba Gaikwad

Property - Gat No. 234 area admeasuring about 2 H 04 R and Pot Kharaba 00 H 02 R totally admeasuring 2 H 06 R assessed at Rs.6 Paise 31 **out of area admeasuring area 00 H 80 R AND Gat No. 236** area admeasuring about 2 H 00 R and Pot Kharaba 00 H 03 R totally admeasuring 2 H 03 R assessed at Rs.8 Paise 87 **out of area admeasuring area 1 H 46 R situated at Village Dudulgaon, 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: 22/09/2022


Advocate

MAHESH S. MANE
Advocate

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FORMAT - A
(Circular No.:28 - 2021)
FLOW OF THE TITLE OF THE SAID LAND.

Incident of Gat No. 234:

The said property mentioned in Para No.1A was originally owned by Khandu Govind Gaikwad as his ancestral property.

That as per mutation entry no. 108 it is found that, the said property is mortgaged with The Maharashtra State Co-operative Land Development Bank Ltd., Mumbai.

Thereafter as per mutation entry no. 202 name of Khandu Govind Gaikwad entered on ownership column of 7/12 extract.

Thereafter Tukaram Maruti Gaikwad purchaed area admeasuring 00 H 80 R from Khandu Govind Gaikwad, Vitthal Khandu Gaikwad, Nathu Khandu Gaikwad, Shivaji Bandu Gaikwad as per Sale Deed dated 01.08.1986 which is duly registered in the Office of Sub Registrar Haveli No.Haveli No.2 at Sr. No. 5823/1987 and accordingly as per said Sale Deed dated 01.08.1986 the name of said purchaser Tukaram Maruti Gaikwad entered on 7/12 extract of the said property vide mutation entry no. 233.

Thereafter, owner namely Tukaram Maruti Gaikwad died on 14.07.1999 and the names of his legal heirs namely Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad, Kusum Babasaheb Karanjawane, Malati Suresh Saste entered on 7/12 extract of the said property as per mutation entry no. 567.

Thereafter owners namely Kusum Babasaheb Karanjawane and Malati Suresh Saste through her legal heirs executed registered Release Deed dated 19/12/2020 which is duly registered in the Office of Sub Registrar Haveli No.14 at Sr. No. 13770/2020 and relinquished their rights in said



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FORMAT - A (Circular No.:28 - 2021) FLOW OF THE TITLE OF THE SAID LAND.

Incident of Gat No. 234:

The said property mentioned in Para No.1A was originally owned by Khandu Govind Gaikwad as his ancestral property.

That as per mutation entry no. 108 it is found that, the said property is mortgaged with The Maharashtra State Co-operative Land Development Bank Ltd., Mumbai.

Thereafter as per mutation entry no. 202 name of Khandu Govind Gaikwad entered on ownership column of 7/12 extract.

Thereafter Tukaram Maruti Gaikwad purchaed area admeasuring 00 H 80 R from Khandu Govind Gaikwad, Vitthal Khandu Gaikwad, Nathu Khandu Gaikwad, Shivaji Bandu Gaikwad as per Sale Deed dated 01.08.1986 which is duly registered in the Office of Sub Registrar Haveli No.Haveli No.2 at Sr. No. 5823/1987 and accordingly as per said Sale Deed dated 01.08.1986 the name of said purchaser Tukaram Maruti Gaikwad entered on 7/12 extract of the said property vide mutation entry no. 233.

Thereafter, owner namely Tukaram Maruti Gaikwad died on 14.07.1999 and the names of his legal heirs namely Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad, Kusum Babasaheb Karanjawane, Malati Suresh Saste entered on 7/12 extract of the said property as per mutation entry no. 567.

Thereafter owners namely Kusum Babasaheb Karanjawane and Malati Suresh Saste through her legal heirs executed registered Release Deed dated 19/12/2020 which is duly registered in the Office of Sub Registrar Haveli No.14 at Sr. No. 13770/2020 and relinquished their rights in said



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Proeprty and their names have been deleted from 7/12 extract as per mutation entry no. 3013.

In the circumstances the said owners name **Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad** is absolutely becomes owners of the said property.

Incident of Gat No. 236:

The said property mentioned in Para No.1B was originally owned by Maruti Govind Gaikwad as his ancestral property.

That as per mutation entry no. 238 it is found that, the original owner Maruti Govind Gaikwad died on 05.03.1987 and the names of his legal heirs namely – Tukaram, Shankar, Dnyanoba and Chandrakant Maruti Gaikwad entered on ownership column and names of Gajarabai Pandurang Dhavale, Ratanbai Bajirao Dhekale, Bebi Baban Buchade entered on other rights column of 7/12 extract of the said property.

That as per mutation entry no. 242 it is found that, there is encumbrances on 7/12 extract of said property on the name of Maruti Govind Gaikwad.

Thereafter, owner namely Tukaram Maruti Gaikwad died on 14.07.1999 and the names of his legal heirs namely Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad, Kusum Babasaheb Karanjawane, Malati Suresh Saste entered on 7/12 extract of the said property as per mutation entry no. 567.

Thereafter owners namely Kusum Babasaheb Karanjawane and Malati Suresh Saste through her legal heirs executed registered Release Deed dated 19/12/2020 which is duly registered in the Office of Sub Registrar Haveli No.14 at Sr. No. 13768/2020 and relinquished their rights in said



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Proeprty and their names have been deleted from 7/12 extract as per mutation entry.

In the circumstances the said owners name **Chandrakant Maruti Gaikwad, Sunil Tukaram Gaikwad, Sudhir Tukaram Gaikwad, Pratap Shankar Gaikwad, Sarang Shankar Gaikwad, Dipak Dnyanoba Gaikwad, Kavita Kishor Bhilare, Suresh Dnyanoba Gaikwad** are absolutely becomes owners of the said property.

Common Incident of Gat No. 234 and 236:

Thereafter owners namely **Mr. Sunil Tukaram Gaikwad and others** executed registered Development Agreement and Power of Attorney dated 22/12/2021 in respect with property **Gat No. 234** area admeasuring about 2 H 04 R and Pot Kharaba 00 H 02 R totally admeasuring 2 H 06 R assessed at Rs.6 Paise 31 **out of area admeasuring area 00 H 80 R AND Gat No. 236** area admeasuring about 2 H 00 R and Pot Kharaba 00 H 03 R totally admeasuring 2 H 03 R assessed at Rs.8 Paise 87 **out of area admeasuring area 1 H 46 R situated at Village Dudulgaon, Pune** in favour of **Ms. Mangalam Buildcorp through its Partner Mangalam Landmarks LLP and others** which is registered in the Office of Sub Registrar Haveli No. 25 at Sr. No. 17048/2021 and 17049/2021 respectively.

Thereafter said owners namely **Mr. Sunil Tukaram Gaikwad and others** also executed registered Supplementary Agreement in favour of **Ms. Mangalam Buildcorp** dated 22.12.2021 which is registered in the Office of Sub Registrar Haveli No. 25 at Sr. No. 17050/2021.

In the circumstances the said **Ms. Mangalam Buildcorp** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 having **Gat No. 234** area admeasuring about 2 H 04 R and Pot Kharaba 00 H 02 R totally admeasuring 2 H 06 R assessed at Rs.6 Paise 31 **out of area admeasuring area 00 H 80**



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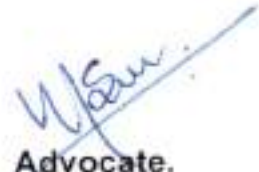
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R AND Gat No. 236 area admeasuring about 2 H 00 R and Pot Kharaba 00 H 03 R totally admeasuring 2 H 03 R assessed at Rs.8 Paise 87 **out of area admeasuring area 1 H 46 R situated at Village Dudulgaon, Pune** and dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

- 1) 7/ 12 extract.
- 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 Mangalam Buildcorp assured me that, Developer i.e. Mangalam Buildcorp assured me that, they or owners have not received any notice regardin same.

Date: 22/09/2022


Advocate.

MAHESH S. MANE

Advocate

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