

FORMAT -A
(CIRCULAR - 28/2021)

To,
MAHARERA
Housefin Bhava, Plot No. 21, E-Block,
Bandra Kurla Complex, Bandra (E), Mumbai 400051



LEGAL TITLE REPORT

Subject:

All that piece and parcel of the land admeasuring 32309sqmtr. bearing GAT no. 216/2P (old S. No. 33), Lying and situated at village Dudulgaon, Taluka Haveli, Dist Pune, within the local Limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli, Pune, together with all structures, permits and appurtenances there to.

(.....hereinafter referred as Said Plot / Said Property)

I have investigated the title of the said plot on the request of M/s. DMK Infrastructure Pvt. Ltd. i.e. promoter & developer of the Said Plot.

1) Description of Property:

All that piece and parcel of the land admeasuring 32309sqmtr. bearing GAT no. 216/2P (old S. No. 33), Lying and situated at village Dudulgaon, Taluka Haveli, Dist Pune, within the local Limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli, Pune, together with all structures, permits and appurtenances there to.

ON OR TOWARDS EAST	:	Property out of Gat No.215
ON OR TOWARDS WEST	:	DP Road and Moshi-Dudulgaon Boundary
ON OR TOWARDS SOUTH	:	Property of Mr. Nivrutti G. Saste
ON OR TOWARDS NORTH	:	Property of Tanaji D. Pawar & M/s Nimbalkar Associates and remaining portion of Gat No.216

...Hereinafter referred as Said Plot / Said Property

2) The Documents of allotment of plot:

1. Xerox Copy of registered Sale Deed & Registration receipt executed by Mr. Shivaji Pandurang Saste & other & Consenting Party M/s. Mak Pan Realtors through its Partner 1. Mr. Azambhai Fakirbhai Pansare & 2. Mr. Dilip Jayantibhai Makwana in favour of M/s. DMK Infrastructure Pvt. Ltd, through its Director Mr. Dinesh Mansukhlal Kucheriya, by Sale Deed dated 23/02/2015, registered in the office of the Sub-Registrar Haveli No. 14, Pune at Sr. No. 1612/2015 on 27/02/2015.
2. Xerox Copy of registered Correction Deed & Registration receipt executed by Mr. Shivaji Pandurang Saste & other & Consenting Party M/s. Mak Pan Realtors through its Partner 1. Mr. Azambhai Fakirbhai Pansare & 2. Mr. Dilip Jayantibhai Makwana in favour of M/s. DMK Infrastructure Pvt. Ltd, through its Director Mr. Dinesh Mansukhlal Kucheriya, by Correction Deed dated 22/09/2016, registered in the office of the Sub-Registrar Haveli No. 14, Pune at Sr. No. 6727/2016 on 22/09/2016.

3. Xerox Copy of registered Possession Deed / Taba Pavti, & Registration receipt executed by Mr. Shivaji Pandurang Saste in favour of Pimpri Chinchwad Municipal Corporation Which is registered in the office of Sub Registrar Haveli No. 05, at Sr. No. 7761/2014 on 30/09/2014.
4. Xerox Copy of registered Release Deed, Index -II & Registration receipt executed by 1. Smt. Shantabai Namdev Kalate, 2. Smt. Chagunabai Vishnu Ghige, 3. Smt. Sulabai Bhagvantrao Kand in favour of Mr. Pandurang Kesu Saste Which is registered in the office of Sub Registrar Haveli No. 05 at Sr. No. 237/2003 on 20/01/2003.
5. Xerox Copy of Development Agreement & Power of attorney, Index -II & Registration receipt executed Mr. Pandurang Kesu Saste and others 3 AND M/s. Mak Pan Realtors through its Partner 1. Mr. Azambhai Fakirbhai Pansare & 2. Mr. Dilip Jayantibhai Makwana on 25/04/2007 which was registered in the office of Sub Registrar Haveli No.17 at Serial No. 3963/2007 & 3963/2007.
6. Xerox Copy of Sale Deed, Index -II & Registration receipt executed Mr. Pandurang Kesu Saste and others 3 Through there POA Holder M/s. Mak Pan Realtors through its Partner 1. Mr. Azambhai Fakirbhai Pansare & 2. Mr. Dilip Jayantibhai Makwana AND 1. Mr. Dayalji Devjibhai Gohel & 2. Mr. Shantilal Devjibhai Gohel on 14/07/2009 which was registered in the office of Sub Registrar Haveli No. 17, at Serial No. 5981/2009
7. Xerox Copy of registered Lease Deed & Registration receipt executed by Mr. Shivaji Pandurang Saste Through there POA Holder M/s. Mak Pan Realtors through its Partner 1. Mr. Azambhai Fakirbhai Pansare & 2. Mr. Dilip Jayantibhai Makwana in favour of Senorita A. Gofane Which is registered in the office of Sub Registrar Haveli No. 05, at Sr. No. 8312/2011 on 24/08/2011.
8. Xerox Copy of registered Release Deed executed by 1. Mrs. Sitatabai Kandu Waikar, 2. Mrs. Bebi Tanaji Shirsat, 3 Mrs. Damyanti Tukaram Ghige, 4. Mrs. Ujvala Balsaheb Kalokhe & 5. Smt. Savitribai Pandurang Saste in favour of Mr. Shivaji Pandurang Saste Which is registered in the office of Sub Registrar Haveli No. 05 at Sr. No. 4377/2012 on 25/04/2012.
9. Xerox Copy of Cancellation Deed of Lease Deed & Registration receipt executed by Mr. Shivaji Pandurang Saste Through there POA Holder M/s. Mak Pan Realtors through its Partner 1. Mr. Azambhai Fakirbhai Pansare & 2. Mr. Dilip Jayantibhai Makwana in favour of Senorita A. Gofane Which is registered in the office of Sub Registrar Haveli No. 05, at Sr. No. 1464/2015 on 13/02/2015.
10. Xerox Copy of registered Release Deed executed by Legal Hairs of Late Yashodabai Vasant Bavale - 1. Mr. Vitthal Baburav Bavale, 2. Mr. Mahadu Baburav Bavale, 3. Smt. Mangal Yashwant Bavale, 4. Mrs. Bhama Nivrutti Thorat in favour of Mr. Shivaji Pandurang Saste Which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 5191/2015 on 31/07/2015.
11. Xerox Copy of registered Release Deed executed by Legal Hairs of Late Late Anjana Baban Fhadke - Mr. Murlidhar Baban Fhadke in favour of Mr. Shivaji Pandurang Saste Which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 6992/2015 on 09/10/2015.
12. Xerox Copy of registered Release Deed executed by Legal Hairs of Late Anjana Baban Fhadke - 1. Bhimabai Pandurang Yevale, 2. Vimal BabanFhadke & 3. Tarabai Hanuman Bavale in favour of Mr. Shivaji Pandurang Saste. Which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 4880/2016 on 27/06/2016.
13. Xerox Copy of registered Release Deed executed by Legal Hairs of Late Anjana Baban Fhadke - Mr Yashwant Baban Fhadke in favour of Mr. Shivaji Pandurang Saste. Which is registered in the office of Sub Registrar Haveli No. 05 at Sr. No. 8777/2016 on 25/10/2016.
14. Xerox Copy of registered Mortgage Deed, Index -II & Registration receipt executed by M/s. DMK Infrastructure Pvt. Ltd, through its Directors, 1. Mr. Dinesh Mansukhlal Kucheriya, 2. Mr. Vivek Vasant Bhamre in favour of DCB Bank Ltd., Branch- Pune Which is registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 6841/2016 on 29/09/2016.
15. Xerox Copy of registered Mortgage Deed, Index -II & Registration receipt executed by M/s. DMK Infrastructure Pvt. Ltd, through its Director & DMK Petro Traders & Carrier Pvt. Ltd., Mr. Dinesh Mansukhlal Kucheriya & M/s. DMK Infrastructure Pvt. Ltd, through its Director Mr. Vivek Vasant Bhamre in favour of DCB Bank Ltd., Branch- Pune Which is registered in



the office of Sub Registrar Sub Registrar Haveli No. 14 at Sr. No. 10082/2017 on 20/11/2017.

- 16 Xerox Copy of registered Deed of Reconveyance, Index -II & Registration receipt executed by DCB Bank Ltd., in favour of M/s. DMK Infrastructure Pvt. Ltd, through its Director Mr. Vivek Vasant Bhamre Which is Registered in the Office of Sub Registrar Haveli No. 24, Pune at Sr. No. 3640/2021 on 22/02/2021.

- 3) 7/12 extract & Mutation Entries pertaining to Gat No.216/2P bearing numbers: 1156, 1752, 2041, 2154, 2175, 2429, 2435, 8684, 2582, 2622, 2686 & 2695..

- 4) **Search Report for 30 years from 1994 to till 05/10/2023**

On perusal of the above-mentioned documents and all other documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of the land owner in respect of the Said Plot is clear, marketable and without any encumbrances. Moreover; the promoter/developer i.e. M/s. DMK Infrastructure Pvt. Ltd. is having all the rights and authority to develop the Said Property and further to sell units out of the proposed project.

Owners of the land:

Survey no. 216/2P :- M/s DMK Infrastructure Pvt Ltd. through its partners (DINESH MANSUKHLAL KUCHERIA, VIVEK VASANT BHAMRE, MANISHA DINESH KUCHERIA.

The report reflecting the flow of the title of the owners of the said land and also acquisition of development rights of the promoter is enclosed herewith as an annexure titled as 'Flow of Title'.

- 5) **SEARCH REPORT FOR 30 YEARS TAKEN FROM:**

Sub Registrar offices at Haveli No. 14, 5 Pune and online search taken at IGR website.

- 6) **ANY OTHER RELEVANT TITLE:**

It appears from the above-stated title flow and documents produced before me that; M/s. DMK Infrastructure Pvt. Ltd. is having absolute authority to develop the Said Property as per the documents stipulated in the flow of title.

- 7) **LITIGATION IF ANY:** NIL

Encl:- Annexure-(Search Report)

Date: 07/10/2023

Place: Pune



Adv. Suryakant Labade