

ADV. MEENAKSHI JADHAV

Office at :- Flat No. 54, Saraswati Vihar, Shedgewadi, Sadashiv Peth, Pune-411030

FORMAT - A

(Circular No.:- 28/2021)

To

MahaRERA

Housefin Bhavan, Plot No. C-21,

E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of lands situated at Survey No 59 Hissa No 3/14,16,22 to 24,27,28,30,32 & Sr. No. 59/4/16/1 to 4,59/4/17/2,59/4/17/3 Sr. No. 59/3/1 to 11,13 Sr. No. 59/416/3/1 admeasuring 3190.35 Sq. Mtr. (Area as per sanction plan 7200 Sq. Mtr. (-) Road 18 M(565.86 Sqr Mtrs) - Recreational open space & Services 734.41 Sqr Mtrs) Remaining Plot area for C&D Building - ground coverage + 6M fire drive(=) 3190.35 Sq. Mtr.) lying and being situated at Village:Kondhawa Khurd- Ext, Taluka: Haveli, District: Pune - 411048, within the limits of the Pune Municipal Corporation, and within the jurisdiction of Sub Registrar Haveli.

Boundaries of the Plot: -

Towards -

East : Sr. No. 59 (P)
South : Adjoining 6 mtr. Road & Sr. No. 59 (P)
West : 18m wide DP Road
North : S. No. 59 (Part)

I have investigated the title of the said plot on the request of Privilege Developers based on following documents i.e. :-

1) Description of the property:-

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All that piece and parcel of the land bearing Survey No.

Area	(Hectare-Ares)	Sq. Mtrs.
I.		
59/3/1	00 - 02	200
59/3/2	00 - 02	200
59/3/3	00 - 02	200
59/3/4	00 - 02	200
59/3/5	00 - 02	200
59/3/6	00 - 02	200
59/3/7	00 - 02	200
59/3/8	00 - 02	200
59/3/9	00 - 02	200
59/3/10	00 - 02	200
59/3/11	00 - 02	200
59/3/13	00 - 02	200
59/3/14	00 - 02	200
59/3/16	00 - 04	400
59/3/22	00 - 02	200
59/3/23	00 - 02	200
59/3/24	00 - 04	400
59/3/27	00 - 02	200
59/3/28	00 - 03	300
59/3/30	00 - 04	400
59/3/32	00 - 02	200

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II.

59/4/16/1	00 - 04	400
59/4/16/2	00 - 04	400
59/4/16/3	00 - 03	300
59/4/16/3/1	00 - 02	200
59/4/16/4	00 - 04	400

III.

59/4/17/2	00 - 03	300
59/4/17/3	00 - 03	300

all above Survey Numbers / parcel of lands are adjoining and contiguous to each other and collectively admeasuring 00 Hectare 72 Ares, situated at Village Kondhwa Khurd, Pune within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune which is bounded on its four sides as under: -

On or towards:

E East : Sr. No. 59 (P)

South : Adjoining 6 mtr. Road & Sr. No. 59 (P)

West : 18m wide DP Road

North : S. No. 59 (Part)

2) The documents of allotment of plot.

a. By Sale Deed dated 18th August 2023 and executed between Mr. Sanjay Navin Dharamshi and Privilege Developers LLP through its authorized partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar and which is duly registered at the office of the Sub registrar Haveli No. 11 vide its Serial No. 18412/2023.



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b. Thus Privilege Developers, Through Its Partners 1. Mr. Vishal Suresh Pawar and Mr. Ritesh Ashokkumar Thakkar are the owners/developers of the said property.

c. Privilege Developers has obtained sanction from the Pune Municipal Corporation vide Commencement Certificate dt. 03/06/2024 bearing No. CC/0540/24.

3) 7/12 extract or property card issued by the Revenue Authorities in the name of owner vide Mutation entry No. 21574.

4) Search report for 30 years is taken at JDR Office from the year 1994 till 2024.

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 Privilege Developers, Through Its Partners 1. Mr. Vishal Suresh Pawar and Mr. Ritesh Ashokkumar Thakkar is clear, marketable and without any encumbrances.

Qualifying Remarks: - NA

The report reflecting the flow of the title of the Privilege Developers, Through Its Partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashokkumar Thakkar, the developer on the said property is enclosed herewith as annexure.

Encl : Annexure.

Date: 20/06/2024

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Meenakshi P. Jadhav



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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/12 extract or property card issued by the Revenue Authorities in the name of owner /Developer.

2) Mutation Entry No: - 21574

3) Search report for 30 years from the year 1994 to 2024 is taken from Sub-Registrar's office.

4) Flow of Title to the Property:-

a. By Sale Deed dated 18th August 2023 and executed between Mr. Sanjay Navin Dharamshi and Privilege Developers LLP through its authorized partners Mr. Vishal Suresh Pawar and Mr. Ritesh Ashok Thakkar and which is duly registered at the office of the Sub registrar Haveli No. 11 vide its Serial No. 18412/2023.

b. Thus Privilege Developers, Through Its Partners 1. Mr. Vishal Suresh Pawar and Mr. Ritesh Ashokkumar Thakkar are the owners/developers of the said property.

c. Privilege Developers has obtained sanction from the Pune Municipal Corporation vide Commencement Certificate dt. 03/06/2024 bearing No. CC/0540/24.

I do not find any adverse transaction which would show any encumbrance upon the said property.

j. Opinion:-

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I am further of the opinion that, Privilege Developers has acquired development rights of the said property. However, the subject to the above it appears from the record that the title of the said property is Good, Clean, Clear and Marketable title. Hence this Search and Title Report.

5) Litigations :- There is no litigations pending on the said property.

Pune

Date: 20/06/2024

M. Jadhav
Meenakshi P. Jadhav



