



GLIT EDGE

— Decodifying RERA —

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FORMAT – A

(Circular No. 28/2011)

Date - 04/09/2024

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 Plot bearing Gat No 55, Hissa No. 3B/1 Village Undri, Tal. Haveli, District Pune 411060, area admeasuring 3120.97 Sq. situated at Village Undri, Taluka Haveli, District Pune 411060.

I have investigated the title of the said plot on the request of **M/S GUDWILL RVN SPACES LLP** Company registered under Companies Act 2013, having its registered office at Office No 314 & 315, Wakad Business Bay, Sr. No. 153/A, Behind Tip Top International Hotel, Wakad, Pune -411057, through its Authorised Signatory Mr. Kishore Ishwarlal Punjabi.

1) Description of the property.

All that piece and parcel of the Gat No 55, Hissa No. 3B/1 Village Undri, Tal. Haveli, District Pune 411060, area admeasuring 3120.97 Sq. Mts. situated at Village Undri, Taluka Haveli, District Pune 411060 within the registration



Cin No. 27A00017367207

District Pune, Sub-Registrar Office, Haveli and within the limits of Pune Municipal Corporation, and which is bounded as follows: -

On North - By Sai Niwas Co-operative Housing Society Ltd.

On South - By 24 Meter wide DP Road

On East - By Amit Astoria and Aero Nest Project.

On West - By Land of Kad Family

2) That I have perused the following documents:

- 
- I. Title Report of Adv. Chandrakant B Nanekar dated 31/05/2024.
 - II. Revised Commencement Certificate issued by Pune Municipal Corporation, Pune vide No. CC/0606/24 dated 11/06/2024.
 - III. Layout plan Revised sanctioned by Pune Municipal Corporation, Pune under no. CC/0606/24 dated 11/06/2024.

A Title Report for the above property was issued by Adv. Chandrakant B. Nanekar dated 31/05/2024.

Now this additional search and Title report is being issued at the request and requirement of the Promoter's **M/s. Guddwill RVN Spaces LLP** after conducting further search of available record vide e-search on the website of igrmaharashtra.gov.in.

That as per document provided to me and relying on Title Report by Chandrakant B. Nanekar dated 31/05/2024 land property bearing Gat No 55, Hissa No 3B/1, Village Undri, Tal. Haveli, District Pune 411060, area

admeasuring 3120.97 Sq. Mts. situated at Village Undri, Taluka Haveli, District Pune 411060 was owned and possessed by M/s. Mala Estate and Investment through its Proprietress Ms. Mala Mohan Bajaj.

That, the M/s. Mala Estate and Investment through its Proprietress Ms. Mala Mohan Bajaj herein have prepared layout over the said property and submitted to the Pune Municipal Corporation, Pune and accordingly got sanction and Commencement Certificate revised under no. CC/0606/24 dated 31/05/2024.

That, the Mr. M/s. Mala Estate and Investment through its Proprietress Ms. Mala Mohan Bajaj decided to develop the area adm. 3120.97 sq. mtrs. thereby assigned development rights of said land property in favour of M/s. Guddwill RVN Spaces LLP by way of registered Development Agreement and Power of Attorney which is registered in sub registrar office Haveli No. 01 at Sr. No. 12603/2024 & 12604/2024 dated 08/07/2024.

That Now the developer herein M/s. Guddwill RVN Spaces LLP registering the Project under RERA on land area admeasuring 3120.97 Sq. Mtrs.

E search on the website of igrmaharashtra.gov.in. for further period has been affected by me and from available records it is found that, no encumbrances adversely affecting rights of the owner's M/s. Mala Estate and Investment through its Proprietress Ms. Mala Mohan Bajaj and Promoter M/s. Guddwill RVN Spaces LLP.

That there is no litigation on the said project land/property.

On perusal of the above-mentioned documents of the said property I am of the opinion that the title of owner M/s. Mala Estate and Investment and Promoter M/s. M/s. Guddwill RVN Spaces LLP is clear, marketable and without any encumbrances.

Owner of the land

M/s. Mala Estate and Investment is the owner of Plot bearing Gat No 55, Hissa No 3B/1 area admeasuring 3120.97 Sq. Mts. situated at Village Undri, Taluka Haveli, District Pune 411060.

Accordingly, this further Additional Search Report is issued.

3) The report reflecting the flow of the title of the Landowner M/s. Mala Estate and Investment through its Proprietress Ms. Mala Mohan Bajaj and Promoter M/s. Guddwill RVN Spaces LLP on the said land is enclosed herewith as annexure.

Encl: Annexure.

- I. Title Report of Adv. Chandrakant B. Nanekar dated 31/05/2024.
- II. Commencement Certificate issued by Pune Municipal Corporation, Pune vide No. CC/0606/24 dated 31/05/2024.
- III. Layout plan sanctioned by Pune Municipal Corporation, Pune under no. CC/0606/24 dated 31/05/2024.

Date – 04/09/2024



Amruta V. Salunke.

(Advocate)

FORMAT A

(Circular No – 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. Title Report of Adv. Chandrakant B Nanekar dated 31/05/2023.
2. Commencement Certificate issued by Pune Municipal Corporation, Pune vide No. CC/0606/24 dated 31/05/2024.
3. Layout plan sanctioned by Pune Municipal Corporation, Pune under no. CC/606/24 dated 31/05/2024.
4. Development Agreement dated 08/07/2024 registered in the office of Sub registrar Haveli No. 01 at Sr. No. 12603/2024.
5. Power of Attorney dated 08/07/2024 registered in the office of Sub registrar Haveli No. 01 at Sr. No. 12604/2024.
6. Litigation if any – NA

Date – 04/09/2024



Amruta V. Salunke.

(Advocate)

MH007774274202425U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Sep 2024	Receipt	Receipt no.: 1113622329
	Name of the Applicant :	AMRUTA VAIBHAV SALUNKE
	Details of property of which document has to be searched :	Dist :Pune Village :Undari S.No/CTS No/G.No. : 55
	Period of search :	From :2023 To :2024
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH007774274202425U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		