



GRN	MH010709998202526U	BARCODE			Date	27/10/2025-17:11:13		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 HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		Adv Nitin Arvind Shinde						
Location PUNE												
Year 2025-2026 One Time				Flat/Block No.		S No 124 Hissa No 9, 10, 11						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street		village Dhayari Taluka Haveli						
				Area/Locality		District Pune						
				Town/City/District								
				PIN			4	1	1	0	4	1
				Remarks (If Any)								
				Search Fees for 30 years from 1996 to 2025								
				Amount In		Seven Hundred Fifty Rupees Only						
Total			750.00	Words								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN		Ref. No.		00040572025102733718		CPAFUVJBB5		
Cheque/DD No.				Bank Date		RBI Date		27/10/2025-17:24:12		Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

NOTE:- This challan is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

NITIN ARVIND SHINDE

Advocate

Mobile No. 9175209392

Address:- Office No. 408, 4th Floor,
Amit Court Building, Shivaji Nagar,
Pune – 411005.

Date- 27/10/2025

SEARCH AND TITLE OPINION

My client Majestique Horizon LLP a Partnership firm through its authorised partner Rahul G. Mundra having its office at 9th Floor, Majestique Cityview, S.No. 510+511, Gultekadi, Pune -411037 have instructed me to give the Search & title opinion in respect of the proposed project known as 'Majestique Swapnangan Wing C, D and E' having land area admeasuring about 6171.87 Sq.mtrs out of total land area of 11,600 Sq.mtrs of Survey No.124 Hissa No. 9/10/11 situated at Village Dhayari, Taluka Haveli, District Pune (Hereinafter referred as the said property/land), Search is taken in the Sub-Registrar Offices Haveli no. 1 to 28 in general for search of 30 year. I am giving this Search and Title opinion in respect of the said property/land. In the present search I have commented on the papers, documents, relevant Government orders, irrespective of having any responsibility about the authenticity of the same.

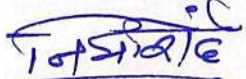
DESCRIPTION OF THE PROPERTY

All that piece and parcel of proposed project known as 'Majestique Swapnangan Wing C, D and E' having land area admeasuring about 6171.87 Sq.mtrs out of total land area of 11,600 Sq.mtrs of Survey No.124 Hissa No. 9/10/11 situated at Village Dhayari, Taluka Haveli, District Pune and the same is bounded as under :-

On or towards the:-

East	:- S. no. 117/2 Part
South	:- S no. 123 Part
West	:- S no. 124/8
North	:- S no. 125 Part

(Hereinafter referred as 'the saidLand/property')


27/10/25
NITIN A. SHINDE
B.A. LL.B. ADVOCATE
OFF- 408, 4TH FLOOR, AMIT COURT,
SHIVAJINAGAR, PUNE - 411005
M-9175209392 MAH/238/2011

NITIN ARVIND SHINDE

Advocate

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Amit Court Building, Shivaji Nagar,

Pune – 411005.

SEARCH

The search and title report of the said captioned property/land taken at your instance is as follows.

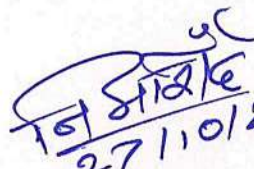
Due to decentralization from 1st November, 2005 any document can be registered in any of the Sub Registrar offices of Pune. I have caused the search of the Index II registers for the last 30 years (1996 to 2025) in the office of the sub-registrar, Pune of the said captioned property/land.

Before taking the said search the requisite fee was paid vide e-challan bearing GRN MH010709998202526U dated 27/10/2025.

During the said search, many of the Index II registers were found to be in bad condition and pages of many registers were in loose and in torn condition. No entry with respect to the said captioned property except mentioned herein after was found in the available record for the above said period. Except for the following transactions, no other transactions were noticed during the search and on perusal of records.

In the nutshell from the available record of the Index II registers, no disclosure of any adverse entry with respect to the captioned property was found.

From the available records in the office of the aforesaid Sub Registrar and concern documents and records made available for my inspection and search, the investigation has revealed as under : -


27/10/25.
NITIN A. SHINDE
B.A. LL.B. ADVOCATE
OFF.- 408, 4TH FLOOR, AMIT COURT,
SHIVAJINAGAR, PUNE - 411005
M-9175209392 MAH/238/2011

NITIN ARVIND SHINDE

Advocate

Mobile No. 9175209392

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Pune - 411005.

1. THE TITLE

I perused following documents for tracing the title of the property/land of Survey no. 124/11.

1. Photocopy of 7/12 Extracts of Survey no. 124/11 village Dhayari from 1989 to 2025.
2. Photocopy of Mutation Entries bearing no.7781,11429,11578, 13841,14499, 15164 and 16506.
3. Photocopy of Release deed dated 02/09/2013 by Mrs.Babubai Narayan Natkar (Alis Babubai Kaluram Chavan) in favour of Ganapat Kaluram Chavan registered at Sr. No. 5076/2013 in Haveli No.20, Pune.
4. Photocopy of Release deed dated 24/11/2015 by Mrs.Vidya Dinesh Sutar(Alis Vidya Ganapat Chavan) in favour of Ganapat Kaluram Chavan registered at Sr. No. 6990/2015 in Haveli No. 20, Pune.
5. Photocopy of Zone Certificate issued by PMC bearing outward no. Zone No.. 2/3001 of dated 13.08.2018.
6. Public Notice issued by Adv. Archana Mule in daily newspaper Prabhat on 01/01/2015 and addendum Public Notice dated 02/01/2015 to correct the typographical mistake and to delete some of the land mentioned therein.
7. No Objection Certificate dated 15/05/2019 by Adv. Archana Mule pertaining to the no objection received by her for the public notice published in daily newspaper Prabhat.
8. Photocopy of Demarcation Plan bearing Mo.Ra.No. 27683/209 dated 29.03.2019.
9. Photocopy of Development Agreement executed between Majestique Horizon LLP and Mr.Ganapat Kaluram Chavan & others vide RegnSr.No. 2777/2019 of Haveli no. 09 on dated 25.04.2019.
10. Photocopy of Power of attorney executed between Majestique HorizonLLP and Mr.Ganapat Kaluram Chavan & others vide RegnS.No. 2778/2019 of Haveli no. 9 on dated 25.04.2019.

Nitin Arvind Shinde
27/10/25.

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B.A. LL.B. ADVOCATE
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11. Photocopy of Power of Attorney executed between Ganapat Kaluram Chavan and others and Mr. Manish Dwarkadas Maheshwari vide Regn S.No. 2926/2019 of Haveli no. 20 on dated 22.02.2019.
12. Photocopy of Release Deed executed by 1) Legal heirs of Late Anusaya Damu Nakhate namely Mr. Gokul Damu Nakhate and others 2) Mrs. Bhagabai alias Bhagubai M Tapkir 3) Mrs. Vimal Shantaram Hagawane 4) Legal heirs of Late Manda Ankush Nangude namely Umesh Ankush Nangude and others, in favour of 1) Mr. Gulab Bhau Chavhan and others bearing registration Sr no. 26961/2021 of Haveli No 10 on 3/12/2021.
13. Photocopy of Release Deed executed by 1) Smt. Malan Namdev Chavan 2) Mrs. Bharati Tanaji Hagawane (name before marriage Bharati Namdev Chavan) 3) Mrs. Sujata Prakash Tapkir (name before marriage Sujata Namdev Chavan) 4) Mrs. Komal Somnath Rakshe (name before marriage Savita Namdev Chavan) in favour of Mr. Vijay Namdeo Chavan vide registration Sr. no. 26962/2021 of Haveli No 10 on dated 03/12/2021.
14. Photocopy of Release Deed executed by Mrs. Kunda Kailas Choudhari (name before marriage Kunda Kisan Chavan) in favour of Mr. Dnyaneshwar Kisan Chavan bearing registered at Sr no. 26963/2021 of Haveli No. 10 on 03/12/2021.
15. Photocopy of Release Deed executed by Mrs. Jyoti Ashok Sakore (name before marriage Jyoti Kashinath Chavan) in favour of 1) Mr. Dipak Kashinath Chavan 2) Mr. Jaysingh Kashinath Chavan bearing registered at Sr no. 26964/2021 of Haveli No. 10 on 3/12/2021.
16. Photocopy of Agreement executed between 1) Mr. Dnyaneshwar Kisan Chavhan & others and Majestique Horizon LLP through its authorized partner Majestique Landmark Private Ltd. through its Director Mr. Manish Dwarkadas Maheshwari bearing registration S.No. 26959/2021 of Haveli-10 on dated 03/12/2021 alongwith Index II and Registration Receipt.

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Mobile No. 9175209392

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17. Photocopy of Power of Attorney executed between 1) Mr. Dnyaneshwar Kisan Chavan & others and Majestique Horizon LLP through its authorized partner Majestique Landmark Private Ltd. through its Director Mr. Manish Dwarkadas Maheshwari bearing registration s.no. 26960/2021 of Haveli No. 10 on dated 03/12/2021 alongwith Registration Receipt.
18. Photocopy of Commencement Certificate bearing no. CC/1440/21 and Revised Commencement Certificate bearing no. CC/2505/2021 of dated 24/11/2021 and CC/3578/21 dated 11/02/2022 and further revised Commencement Certificate bearing no. CC/2690/25 on date 14/10/2025 issued by Pune Municipal Corporation and alongwith True Copy of Blue Print of Sanction Plan.

TRACE OF TITLE /HISTORY OF PASSING OF TITLE

On perusal of 7/12 Extracts alongwith Mutation Entries and other documents, I am giving title report as under –

1. On perusal of 7/12 extracts, it appears that the land bearing S. no. 124/11 of village Dhayari, Tal-Haveli, Dist-Pune was previously owned and possessed by Mr. Kalu Maruti Chavan.
2. On perusal of Mutation Entry no. 7781 dated 14/10/97 it appears that Mr. Kalu Maruti Chavan has expired on 26/08/1996 leaving behind him his legal heirs namely his sons Mr. Ganpat, Dattatray, Shankarrao, Sopan and Ramdas, daughters namely Bavubai Narayan Natkar and Indubai Kisan Hagawne and their names have been recored on 7/12 Extract of the land bearing S. no. 124/11 of village Dhayari Tal-Haveli, Dist-Pune.


27/10/25.

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3. On perusal of Mutation Entry no. 11429 dated 11/10/2005, it appears that by virtue of the order of the Haveli Tahsildar bearing serial no./Tahak/vashi/419/ 2005 dated 05.10.2005, as per publication in the official Gazzatte of Maharashtra Government the Deputy Collector vide ULC/Co-1/Vashi/ 21/2005 under Urban Land (Ceiling and Regulation) Act 1976, u/s. 10(3), the land admeasuring about 6545 Sq. Mtrs. was acquired from the portion of Mrs. Babubai Natkar's rights in the said land and thereby name of Maharashtra Government was recorded on the 7/12 extract for the area admeasuring about 6545 Sq. Mtrs.
4. On perusal of Mutation Entry no. 11578, it appears that Haveli Tahsildar vide HN/Covi/261/06 dated 7/02/06, the Town Planning Authority vide outward No. 669 dated 16/01/2006 letter and demarcation bearing No. AT/ Mo.R.No. 2105/05 dated 16/01/2006 on receiving Phalanibara corrected the 7/12 extract of S. no. 124/11 along with the other S.No. of 124 Dhayari.
5. On perusal of Mutation entry no. 13841 dated 24/01/2011, it appears that by virtue of the order of the Deputy Collector under ULC/Tenant No./15/SR/132/10/334 dated 27/12/2010 the additional land admeasuring about 6545 Sq. Mtrs. out of S. no. 124/11 Dhayari which was acquired under Urban Land (Ceiling and Regulation) Act 1976, u/s. 10(3) & 10(5), was restored as the said land was not acquired till 29/11/2007 and also the said Regulation was cancelled, the name of Maharashtra Government was deleted from the 7/12 extract for the area admeasuring about 6545 Sq. Mtrs.
6. On perusal of Mutation entry no. 14499 dated 07/06/2012, it appears Mr. Dattatray Kaluram Chavan has expired on 20.06.2011 leaving behind his legal heirs namely Mr. Satish, Mr. Deepak, (sons) Mrs. Nanda Satish Punekar (daughter) and Widow Smt. Pushpalata Dattatray Chavan and their names have been recorded on 7/12 Extract of the land bearing S. no. 124/11 of village Dhayari Tal-Haveli, Dist-Pune


27/11/2015
NITIN A. SHINDE
B.A. LL.B. ADVOCATE
OFF.- 408, 4TH FLOOR, AMIT COURT,
SHIVAJINAGAR, PUNE - 411005
M-9175209392 MAH/238/2011

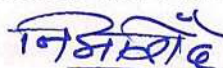
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7. On perusal of Mutation entry no. 15164 dated 20/01/2014 Mrs. Babubai Narayan Natkarvide release Deed dated 2/09/2013 registered at Sr. No. 5076/2013 releases her rights in the said land without any consideration in favour of Mr. Ganpat, Shankarrao, Sopan & Ramdas Kaluram Chavan, Mr. Satish Dattatray Chavan, Mr. Deepak Dattatray Chavan and Mrs. Nanda Satish Punekar.
8. On perusal of Mutation entry no. 16506 dated 07/06/2012, it appears that under E Ferfar Project the handwritten 7/12 extract are edited vide computerised record as per Government Regulation No. Ra/Bhu/A/No. 180/La-1 dated 18/04/18.
9. On perusal of Photocopy of Release deed dated 02/09/2013 executed by Mrs. Babubai Narayan Natkar (Alias Babubai Kaluram Chavan) registered at Sr. No. 5076/2013 in the office of Sub-Registrar Haveli No. 20, Pune in favour of Ganapat Kaluram Chavan and others and releases her share in the said land. Also Mrs. Vidya Dinesh Sutar (Alias Vidya Ganapat Chavan) executed Release deed dated 24/11/2015 registered at Sr. No. 6990/2015 in the office of Haveli No. 20, Pune in favour of Ganapat Kaluram Chavan and releases her share in the said land.
10. On perusal of Photocopy of Public Notice issued to investigate the title of the said Survey No. 124/11 along with the other lands of village Dhayari through Adv. Archana Mule, which is published in daily newspaper Prabhat on 01/01/2015 and addendum Public Notice dated 02/01/2015 is published to correct the typographical mistake & to delete some of the land mentioned therein. Adv. Archana Mule has issued No Objection Certificate dated 15/05/2019 mentioning that she has not received any objection regarding the said Survey No. 124/11 for the public notice published in daily newspaper Prabhat.
11. On perusal of Photocopy of Photocopy of Zone Certificate issued by PMC bearing outward no. Zone No. 2/3001 of dated 13/08/2018, it appears that the said Survey No. 124/11 of village Dhayari comes under the Agricultural and Non Development Zone category.


NITIN A. SHINDE 27/10/25.
B.A. LL.B. ADVOCATE
OFF.- 408, 4TH FLOOR, AMIT COURT,
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Advocate

Mobile No. 9175209392

Address:- Office No. 408, 4th Floor,

Amit Court Building, Shivaji Nagar,

Pune – 411005.

12. On perusal of the Photocopy of Demarcation Plan bearing Mo.Ra.No. 27683/2019 dated 29.03.2019 issued by the Land Measurement Department, it appears that the said land is properly measured and it doesn't have any adverse remark of the said Authority.
13. On perusal of Photocopy of Development Agreement executed between Majestique Horizon LLP through its designated partner Majestique Landmark Pvt. Ltd. through its authorized director Mr. Manish Dwarkadas Maheshwari and Mr. Ganapat Kaluram Chavan & others vide RegnSr.No. 2777/2019 of Haveli no. 9 on 25.04.2019. Alongwith Index-II & Registration receipt, it appears that Mr. Ganpat Kaluram Chavan & others had granted the development rights in respect of the Land bearing S. No. 124/11 area admeasuring 00 H 68R in favour of Majestique Horizon LLP.
14. On perusal of Photocopy of Power of attorney between Mr. Manish Dwarkadas Maheshwari and Mr. Ganapat Kaluram Chavan & others vide Registration Sr.No. 2778/2019 of Haveli no. 9 on dated 25.04.2019 along with its receipt, it appears that in pursuance of the aforesaid Agreement with Majestique Horizon LLP, executed the same to do various acts, deeds, matters, things etc. in relation to the development in respect of the Land bearing S. No. 124/11 area admeasuring 00 H 68 R. Mr. Ganpat Kaluram Chavan along with Smt. Indubai Kisan Hagawane & others had also executed Special Power Attorney for registration of document executed by them in favour of Mr. Manish Dwarkadas Maheshwari which is registered vide Sr.No. 2926/2019 dated 22.02.2019 in the office of Haveli no. 20, Pune.
15. On perusal of Photocopy of Release Deed executed by 1) Legal heirs of Late Anusaya Damu Nakhate namely Mr. Gokul Damu Nakhate and others 2) Mrs. Bhagabai alias Bhagubai M Tapkir 3) Mrs. Vimal Shantaram Hagawane 4) Legal heirs of Late Manda Ankush Nangude namely Umesh Ankush Nangude and others, in favour of 1) Mr. Gulab Bhau Chavhan and others bearing registration Sr no. 26961/2021 of Haveli No 10 on 3/12/2021, it appears that 1) Legal heirs of Late Anusaya Damu

27/10/25
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Nakhate namely Mr. Gokul Damu Nakhate and others 2) Mrs. Bhagabai alias Bhagubai M Tapkir 3) Mrs. Vimal Shantaram Hagawane 4) Legal heirs of Late Manda Ankush Nangude namely Umesh Ankush Nangude have released all their rights and interest in respect of land bearing 1) Survey No.124/9 area admeasuring 2400 Sq Mtrs, 2) 124/10 area admeasuring 2400 Sq Mtrs, 3) Survey No 123/7 area admeasuring 2300 Sq Mtrs, 4) Survey No.123/34 area admeasuring 700 Sq Mtrs, 5) Survey No 123/31 area admeasuring 300 Sq Mtrs, 6) Survey No.123/37 area admeasuring 1300 Sq Mtrs, 7) Survey No.123/32 area admeasuring 1500 Sq Mtrs, 8) Survey No. 111/2A/7/8 area admeasuring 160 Sq Mtrs, 9) CTS no.74 area 212.2 Sq Mtrs).

16. On perusal of Photocopy of Release Deed executed by 1) Smt. Malan Namdev Chavan 2) Mrs. Bharati Tanaji Hagawane (name before marriage Bharati Namdev Chavan) 3) Mrs. Sujata Prakash Tapkir (name before marriage Sujata Namdev Chavan) 4) Mrs. Komal Somnath Rakshe (name before marriage Savita Namdev Chavan) in favour of Mr. Vijay Namdeo Chavan vide registration Sr. no.26962/2021 of Haveli No 10 on dated 03/12/2021, it appears that 1) Smt. Malan Namdev Chavan 2) Mrs. Bharati Tanaji Hagawane (name before marriage Bharati Namdev Chavan) 3) Mrs. Sujata Prakash Tapkir (name before marriage Sujata Namdev Chavan) 4) Mrs. Komal Somnath Rakshe (name before marriage Savita Namdev Chavan) have released all their rights and interest in favour of their brother namely Mr. Vijay Namdeo Chavan from land bearing 1) Survey No.124/9 area admeasuring 2400 Sq Mtrs, 2) 124/10 area admeasuring 2400 Sq Mtrs, 3) Survey No 123/7 area admeasuring 2300 Sq Mtrs, 4) Survey No.123/34 area admeasuring 700 Sq Mtrs, 5) Survey No 123/31 area admeasuring 300 Sq Mtrs, 6) Survey No.123/37 area admeasuring 1300 Sq Mtrs, 7) Survey No.123/32 area admeasuring 1500 Sq Mtrs, 8) Survey No. 111/2A/7/8 area admeasuring 160 Sq Mtrs, 8) CTS no.74 area 212.2 Sq Mtrs) of village Dhayari, Taluka Haveli District Pune.

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17. On perusal of Photocopy of Release Deed executed by Mrs. Kunda Kailas Choudhari (name before marriage Kunda Kisan Chavan) in favour of Mr. Dnyaneshwar Kisan Chavan bearing registered at Sr no. 26963/2021 of Haveli No. 10 on 03/12/2021, it appears that Mrs. Kunda Kailas Choudhari (name before marriage Kunda Kisan Chavan) have released all her rights and interest in favour of her brother Mr. Dnyaneshwar Kisan Chavan in respect of land bearing 1) Survey No.124/9 area admeasuring 2400 Sq Mtrs, 2) Survey No. 124/10 area admeasuring 2400 Sq Mtrs, 3) Survey No. 123/7 area admeasuring 2300 Sq Mtrs, 4) Survey No.123/34 area admeasuring 700 Sq Mtrs, 5) Survey No 123/31 area admeasuring 300 Sq Mtrs, 6) Survey No.123/37 area admeasuring 1300 Sq Mtrs, 7) Survey No.123/32 area admeasuring 1500 Sq Mtrs, 8) Survey No. 111/2A/7/8 area admeasuring 160 Sq Mtrs, 9) CTS no.74 area admeasuring 212.2 Sq Mtrs of village Dhayari, Taluka Haveli District Pune.
18. On perusal of Photocopy of Release Deed executed by Mrs. Jyoti Ashok Sakore (name before marriage Jyoti Kashinath Chavan) in favour of 1) Mr. Dipak Kashinath Chavan 2) Mr. Jaysingh Kashinath Chavan bearing registered at Sr no. 26964/2021 of Haveli No. 10 on 3/12/2021, it appears that Mrs. Jyoti Ashok Sakore (name before marriage Jyoti Kashinath Chavan) have released all her rights and interest in favour of her brothers in respect of land bearing 1) Survey No.124/9 area admeasuring 2400 Sq Mtrs, 2) Survey No 124/10 area admeasuring 2400 Sq Mtrs, 3) Survey No. 123/7 area admeasuring 2300 Sq Mtrs, 4) Survey No.123/34 area admeasuring 700 Sq Mtrs, 5) Survey No. 123/31 area admeasuring 300 Sq Mtrs, 6) Survey No.123/37 area admeasuring 1300 Sq Mtrs, 7) Survey No.123/32 area admeasuring 1500 Sq Mtrs, 8) Survey No. 111/2A/7/8 area admeasuring 160 Sq Mtrs, 9) CTS no.74 area 212.2 Sq Mtrs of village Dhayari, Taluka Haveli District Pune.

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19. On perusal of Photocopy of Agreement executed between 1) Mr. Dnyaneshwar Kisan Chavhan & others and Majestique Horizon LLP through its authorized partner Majestique Landmark Private Ltd. through its Director Mr. Manish Dwarkadas Maheshwari bearing registration S.No. 26959/2021 of Haveli-10 on dated 03/12/2021 alongwith Index II and Registration Receipt, it appears that 1) Mr. Dnyaneshwar Kisan Chavan & others have decided to sell lands bearing 1) Survey No. 124/9 area admeasuring 2400 Sq Mtrs, 2) Survey No. 124/10 area admeasuring 2400 Sq Mtrs, 3) Survey No. 124/7 area admeasuring 2300 Sq Mtrs. 4) Survey No. 124/34 area admeasuring 700 Sq Mtrs to Majestique Horizon LLP through its authorized partner Majestique Landmark Private Ltd. through its Director Mr. Manish Dwarkadas Maheshwari for the term and condition mentioned therein.

20. On perusal of Photocopy of Power of Attorney executed between 1) Mr. Dnyaneshwar Kisan Chavan & others and Majestique Horizon LLP through its authorized partner Majestique Landmark Private Ltd. through its Director Mr. Manish Dwarkadas Maheshwari bearing registration s.no. 26960/2021 of Haveli No. 10 on dated 03/12/2021 alongwith Registration Receipt, it appears that in pursuance of the aforesaid Agreement with Majestique Horizon LLP, 1) Mr. Dnyaneshwar Kisan Chavan & others have executed the Power of Attorney to do various acts, deeds, matters, things etc in relation to the Agreement in respect of the Land bearing Survey No 124/9 area admeasuring 2400 Sq Mtrs, Survey No. 124/10 area admeasuring 2400 Sq Mtrs , Survey No. 124/7 area admeasuring 2300 Sq Mtrs and Survey No. 124/34 area admeasuring 700Sq Mtrs

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21. On perusal of Photocopy of Commencement Certificate bearing no. CC/1440/21 and Revised Commencement Certificate bearing no. CC/2505/2021 of dated 24/11/2021 and CC/3578/21 dated 11/02/2022 and further revised Commencement Certificate bearing no. CC/2690/25 on date 14/10/2025 issued by Pune Municipal Corporation and alongwith True Copy of Blue Print of Sanction Plan, it appears that said Promoter / Developer has got development permission on said property and accordingly prepared and submitted the layout/building plans for sanction with the concerned authority.
22. On perusal of Photocopy of Registration Certificate issued MahaRERA authority bearing no. P52100031125, it appears that as per section 5 of the Real Estate (Regulation and Development) Act 2016, the said Developers have got registered his project for building 'A' and 'B' as 'Majestique Swapnangan Wing A and B' upon the said land as per RERA act.

IN VIEW OF THE DISCUSSION MADE IN PARAS ABOVE I CONCLUDE THAT

- a) Encumbrances: No entry showing any encumbrance such as sale, transfer, mortgage, charge or otherwise in respect of the said Land was found during the search.
- b) Remarks: In the office of Sub-registrar Haveli 1, 2, 10, 11, 12 of Pune, search is taken from the available records for my inspection. However from the available records for my inspection, there was no adverse entry showing any transaction in respect of the said Land.

It was also noted and found in esearch that Developer / Promoter have executed various agreements for sale of its Flats / Units with various purchasers, which are duely constructed upon the said land.

Apart from manual search I have also taken e-search on official web site of Department of Registration & stamp, Government of Maharashtra.


27/10/25
NITIN A. SHINDE
B.A. LL.B. ADVOCATE
OFF.- 408, 4TH FLOOR, AMIT COURT,
SHIVAJINAGAR, PUNE - 411005
M-9175209392 MAH/238/2011

NITIN ARVIND SHINDE

Advocate

Mobile No. 9175209392

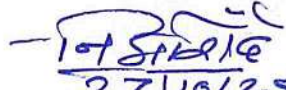
Address:- Office No. 408, 4th Floor,
Amit Court Building, Shivaji Nagar,
Pune – 411005.

- c) On the basis of all the above facts, records, documents perused by me which are provided by client and relying on them, I have no hesitation to opine that land owners Mr.Ganpat Kaluram Chavan and others possesses good, clear and marketable title over the said Land and M/s. Majestique Horizon LLP is authorized to develop the said land as per the agreements mentioned above.

Note :- This Search and Title Report is based upon the information and documents made available to me. All the copies of the documents given for my inspection are returned herewith.

Date- 27/10/2025

Place - Pune


27/10/25.
NITIN A. SHINDE
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Advocate