

DHANRAJ B. CHAVAN
ADVOCATE

S.No.13/6,Shivane,
Haveli, Pune 411 023.
9372750042

Date: 08/08/2022

FORMAT – A
(Circular No. 28 /2021)
LEGAL TITLE REPORT

To,
Maha RERA

Sub: All that piece and parcel of area admeasuring:

a.	00 Hector 2.76 R out of Plot No. 18 and 19 area admeasuring 00 H. 17.33 R having Survey No. 53/11/1 totally area admeasuring 00 H. 62 R,
b.	00 Hector 9.67 R. of Plot No. 16 and 17 out of S. No. 53/11/1 totally area admeasuring 00 H. 62 R,
c.	00 Hectare 05.02 R (i.e. 502 Square meters) of Plot No. 6 , out of Survey No.53/11/1 totally area admeasuring 00 H. 62 R,
d.	00 Hector 4.16 R. of Plot No. 14 out of S. No. 53/11/1 totally area admeasuring 00 H. 62 R
e.	00 Hector 4.13 R. out of Plot No. 13 out of S. No. 53/11/1 totally area admeasuring 00 H.62 R,
f.	00 Hector 4.64 R. of Plot No. 8 out of S. No. 53/10 totally area admeasuring 00 H. 98 R

Collectively area admeasuring 00 H. 30.38 R, all situated at village Baner, Pune, Taluka - Haveli, District Pune within the limits of Pune Municipal Corporation and within the jurisdiction of Sub-registrar Haveli, Taluka - Haveli, District – Pune. (Hereinafter referred to as the “**Said Land**”).

I have investigated the title of the said land on the request of Murli Khusiram Bhatija, an authorised partner of **M/S. BHAKTI SAGAR DEVELOPERS** a Partnership Firm registered under the provisions of the Indian partnership Act 1932, and having its registered office at S. No. 3, Gaikwad Nagar, Dighi, Pune - 411015. (hereinafter called as the said “**Promoter / Developer**”).



1. DESCRIPTION OF THE PROPERTY:

'SCHEDULE'

(Description of the Said Land/Said Property)

SCHEDULE - IA

ALL THAT piece or parcel area admeasuring 00 Hectar 2.76 R out of Plot No. 18 and 19 area admeasuring 00 H. 17.33 R having Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;

On or towards the East By S. No. 53/12

On or towards the South: By Plot No. 17

On or towards the West: By Plot No. 6

On or towards the North: By part land of Plot No. 18+19

SCHEDULE - IB

ALL THAT piece or parcel area admeasuring 00 Hectar 9.67 R. of Plot No. 16 and 17 out of S. No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner and bounded as follows;

On or towards the East : By Survey No. 53/12

On or towards the South : By Survey No. 53/11/2

On or towards the West : By Plot No. 14 and road

On or towards the North : By Plot No. 18

SCHEDULE - IC

ALL THAT piece or parcel of area admeasuring 00 Hectare 05.02 R (i.e. 502 Square meters) of Plot No. 6, out of Survey No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;

On or towards the East : By Road

On or towards the South : By Road

On or towards the West : By Plot No. 7

On or towards the North : By Road



SCHEDULE - ID

ALL THAT piece or parcel area admeasuring 00 Hectar 4.16 R. of Plot No. 14 out of S. No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;

On or towards the East : By Plot No. 16
On or towards the South : By Road
On or towards the West : By Road
On or towards the North : By Plot No. 13

SCHEDULE - IE

ALL THAT piece or parcel area admeasuring 00 Hectar 4.13 R. out of Plot No. 13 out of S. No. 53/11/1 totally area admeasuring 00 H. 62 R, situated at village Baner, and bounded as follows;

On or towards the East : By Plot No. 14 and Road
On or towards the South : By Survey No. 53/11/2
On or towards the West : By Survey No. 53/10
On or towards the North : By Plot No. 8 & 7

SCHEDULE - IF

ALL THAT piece or parcel area admeasuring 00 Hectar 4.64 R. of Plot No. 8 out of S. No. 53/10 totally area admeasuring 00 H. 98 R, situated at village Baner, and bounded as follows;

On or towards the East : By S. No. 53/11/2
On or towards the South : By D. P. Road
On or towards the West : By Part of S. No. 53/10
On or towards the North : By Part of S. No. 53/11/1

The land described in Schedule **IA** to **IF** collectively area admeasuring 00 H. 30.38 R collectively bounded as under:

On or towards the East : By Part of S. No. 53/12 and 53/11/2
On or towards the South: By D. P. Road
On or towards the West: By Part of S. No. 53/10
On or towards the North: By Part of S. No. 53/11/1

Collectively area admeasuring 00 H. 30.38 R, together with all rights, easements, liberties, privileges, hereditaments and appurtenances appurtenant thereto.

(hereinafter collectively referred to as the said "LAND")

2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND:

Sr. No.	Sub-Regi Haveli. No.	Document Type	Parties	Document Number and Date
1.	15	Sale Deed dtd. 30/03/2017	Satyam Developers and others in favour of M/s. Bhakti Sagar Developers.	3159/2017 23/05/2017
2.	26	Sale Deed dtd. 01/03/2019	Bhakti Sagar Developers in favour of M/s. Shri Krishna Developers.	3054/2019 01/03/2019
3.	11	Road Agreement dt. 22/06/2017	Bhakti Sagar Developers and Shri Krishna Developers and others	5057/2017 22/06/2017

3. 7/12 EXTRACTS AND MUTATION ENTRIES:

- VF No.7/7A/12 pertaining to the said Land for the year 1950-2022.
- 777, 1751, 3723, 7002, 8079, 8080, 8093, 8184, 16523, 18083, 20476, 20679, 20588, 1033, 2015, 2018, 2155, 5790, 6283, 6647, 21434, 22115;

4. SERACH REPORT FOR 30 YEARS FROM 1993 TILL DATE:

Search & Title Report for 30 years from 1950 to till date taken from Sub-Registrar office at I to XXVII and online search available on official website of Inspector General of Registration, Maharashtra, i.e <https://igrmaharashtra.gov.in>.

- 5.** On perusal of the above-mentioned documents, said search and title reports and all other relevant documents relating to title of the said land, I am of the opinion that:
- by virtue of Sale Deeds dated 30/03/2017 the said promoter has acquired ownership in respect of land area admeasuring 00 H. 31.18 R out of S. No. 53/11/1 and 53/10, Baner, Taluka Haveli, District – Pune.
 - by virtue of Sale Deeds dated 01/03/2019 the said promoter sold land area 00 H. 0.80 R i.e. 80 Sq. Mtrs. out of S. No. 53/11/1, Baner, Taluka Haveli, District – Pune to M/s. Shri Krishna Developers.
 - thus said Promoter is entitled to develop the said land area 00 H. 30.38 R out of S. No. 53/11/1 and 53/10 of village Baner, Pune and to construct building/s thereon in accordance with the sanctioned building plans, and to dispose the units therein, to any intending purchaser.
 - there are no encumbrances upon the said land or the project. Save and except the rights created/to be created of various purchasers purchasing the housing units (flats) and charges created/to be created by home loan lenders financing to the purchasers on their respective flat.



6. **OWNERS OF THE LAND-**

Land owned by M/s. Bhakti Sagar Developers is as under;

Plot No. 18 and 19 of Survey No. 53/11/1	00 H. 2.76 R
Plot No. 16 and 17 of S. No. 53/11/1	00 H. 9.67 R
Plot No. 6, of Survey No. 53/11/1	0 H. 5.02 R
Plot No. 14 of S. No. 53/11/1	00 H. 4.16 R
Plot No. 13 of S. No. 53/11/1	00 H. 4.13 R
Plot No. 8 of S. No. 53/10 of S. No. 53/11/1	00 H. 4.64 R
Total Project land area	00 H. 30.38 R

7. **QUALIFYING REMARK-**

The title of the said land is clean, clear and marketable, subject to reservation of D. P. Road;

8. The report reflecting the flow of the title of M/s. Bhakti Sagar Developers with respect to the said land is enclosed herewith as Annexure.

Note: All documents submitted for my perusal are photocopies

Place: Pune


ADVOCATE



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FLOW OF THE TITLE OF THE SAID LAND

1. Copy of 7/12 extract as on date of application for registration.

following entries appears on perusal of the 7/12 extract of the said land:

M/s. Bhakti Sagar Developers in respect of land area admeasuring 00 H 30.38 R,

2. Mutation Entry No's:

777, 1751, 3723, 7002, 8079, 8080, 8093, 8184, 16523, 18083, 20476, 20679, 20588, 1033, 2015, 2018, 2155, 5790, 6283, 6647, 21434, 22115;

3. Search & Title Report for 30 years from 1950 to till date taken from Sub-Registrar office at I to XXVII and online search available on official website of Inspector General of Registration, Maharashtra, i.e <https://igrmaharashtra.gov.in>.

4. Flow of the Title of the said land:

- a) It is seen that M/s. Satyam Developers and others executed a Sale Deed dt. 30.03.2017 and thereby sold land area 00 H. 31.18 R out of S. No. 53/11/1 and 53/10 to and in favor of the said promoter. The said Development Agreement is registered in the office of Sub-registrar Haveli No.15 at Serial No. 2664/2013 on 06.04.2013.
- b) by virtue of Sale Deeds dated 30/03/2017 the said promoter has acquired ownership in respect of land area admeasuring 00 H. 31.18 R out of S. No. 53/11/1 and 53/10, Baner, Taluka Haveli, District – Pune.
- c) by virtue of Sale Deeds dated 01/03/2019 the said promoter sold land area 00 H. 0.80 R i.e. 80 Sq. Mtrs. out of S. No. 53/11/1, Baner, Taluka Haveli, District – Pune to M/s. Shri Krishna Developers.
- d) thus said Promoter is entitled to develop the said land area 00 H. 30.38 R out of S. No. 53/11/1 and 53/10 of village Baner, Pune and to construct building/s thereon in accordance with the sanctioned building plans, and to dispose the units therein, to any intending purchaser.



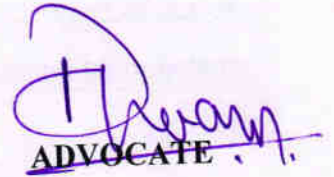
5. Any other relevant title –

Road Agreement dt. 22/06/2017 executed between Bhakti Sagar Developers and Shri Krishna Developers in respect of the land S.No.53/11/1 part area 662.74 Sq. Mtrs. and Sarsan Avishkar Properties and Regency Sarsan Avishkar Developers LLP in respect of land respectively S. No. 53/9 area 428 Sq. Mtrs. and S. No. 53/10 area 744 Sq. Mtrs. The said Road Agreement is registered in the office of Sub – Registrar Haveli No. 11 at serial No. 5057/2017.

6. Pending Litigation - No Litigation is pending with in any court of law with respect to the said property.

Place: Pune




ADVOCATE



DHANRAJ B. CHAVAN
ADVOCATE

S. No. 13/6, Shivane,
Haveli, Pune 411 023.
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Date: 08.08.2022

ENCUMBRANCES

there are no encumbrances upon the said land or the project. Save and except the rights created/to be created of various purchasers purchasing the housing units (flats) and charges created/to be created by home loan lenders financing to the purchasers on their respective flat.



Dhanraj Chavan
ADVOCATE

