



MRS. PRABHA ANIL TARAS

B.S.L., LL.B.

ADVOCATE & NOTARY
GOVT. OF INDIA

Add: C/o. Late Bhimrao R. Taras (ex.tarpanch)
Abhivilla M.B. Camp, Vikas Nagar, Kivale,
Dehuroad, Pune - 412101

Mob. : 9763916653
9763160107

FORMAT - A

(Circular No.- 12021)

To,
MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 1348 old survey no. 3539 situated at Chakan, Taluka khed District Pune hereinafter referred as the said plot "

I have investigated the title of the said plot on the request of M/s. Bhagyalaxmi Infrastructure and Realty and following documents i.e. :1) Description of the property.

The documents of allotment of plot.

1) 7/12 extract or property card issued by Talathi Office ,Chakan, Khed dated 26/01/2005 mutation entry no ..7422 AND dated 04/08/2006 mutation entry no 8060

2) Search report for 30 years from 1992 till 2022

2/- On perusal of the above mentioned documents and all othPer relevant documents relating to title of the said property I am of the opinion that the title of M/s. Bhagyalaxmi Infrastructure and Realty is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1) Mr. Pandurang Kondiba Dhadge and Mr.Krushna Kondiba Dhadge - Survey No. 1348 old survey no. 3539

2) Qualifying comments/ remarks if any .

3/- The report reflecting the flow of the title of the M/s. Bhagyalaxmi Infrastructure and Realty on the said land is enclosed herewith as annexure.

Encl :- Annexure.

Date:05/05/2022.



Advocate,
PRABHA ANIL TARAS

MRS. PRABHA ANIL TARAS
ADVOCATE & NOTARY,
GOVT. OF INDIA

Abhivilla M.B. Camp., Vikas Nagar,
Dehuroad, Pune - 412 001
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॥ श्री कुलदेवताय नमः ॥



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APPLICATION FOR

FORMAT - A

(Circular No.: - 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

7/12 extract / P.R. Card as on date of application for registration.

Mutation Entry No.. 7422 AND 8060

Search report for 30 years from 1992 TO 2022 Taken from Sub-Registrar' office at KHED

Any other relevant title.

Litigations if any.

Date: 05/05/2022.

Advocate.

PRABHA ANIL TARAS

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ADVOCATE & NOTARY,
GOVT. OF INDIA
Abhivilla M.B. Camp., Vikas Nagar,
Dehuroad, Pune - 412 001
Mob. : 9763916653





(TITLE OF DOCUMENT)

SEARCH AND TITLE REPORT

**M/S BHAGYALAXMI
INFRASTRUCTURE AND REALTY**



ADVOCATE & NOTARY

MRS.PRABHA ANIL TARAS/PHUGE

B.S.L.L.L.B

(OFFICE)

(Shop No.7,Parvati Heights,Opp.
Datta Mandir, Landewadi Chowk,
Bhosari,Pune-411039)

(Abhivilla, Vikasnagar,
Dehuroad,Pune-412101)

Mobile No:-9763916653

Email:-advprabhataras@gmail.com



CHALLAN
MTR Form Number-6



GRN	MH000697753202223E	BARCODE			Date	19/04/2022-12:19:18	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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		PRABHA ANIL TARAS		
Location PUNE				Flat/Block No.				
Year 2022-2023 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030072201 SEARCH FEE			300.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
Total			300.00		Amount In		Three Hundred Rupees Only	
					Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		02300042022041952850
Cheque/DD No.				Bank Date		RBI Date		19/04/2022-12:22:14
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : 495270278

Mobile No. : 9763916653

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN MH000700944202223E		BARCODE	Date 19/04/2022-12:43:06		Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee Type of Payment Other Items			TAX ID / TAN (if Any)		
			PAN No.(If Applicable)		
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	PRABHA ANIL TARAS	
Location PUNE					
Year 2022-2023 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		300.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (if Any)		
		Amount In	Three Hundred Rupees Only		
Total		300.00	Words		
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02300042022041952983 005571541
Cheque/DD No.			Bank Date	RBI Date	19/04/2022-12:45:12 Not Verified with RBI
Name of Bank			BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID : 613392757
NOTE: This is a draft document.

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9763916653

सदर वतन "टाइप ऑफ पेमेंट" गरीय नमुद कारणासादीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करायच्या दस्तावाती लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH000700944202223E	BARCODE			Date	19/04/2022-12:43:06		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		PRABHA ANIL TARAS	
Location				PUNE		Flat/Block No.			
Year				2022-2023 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030072201 SEARCH FEE				300.00		Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
Total				300.00		Amount In		Three Hundred Rupees Only	
						Words			
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		02300042022041952983 005571541	
Cheque/DD No.				Bank Date		RBI Date		19/04/2022-12:45:12 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 613392757

Mobile No. : 9763916653

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चालान "टैक्स ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता येण्याच्या दस्त्यासाठी लागू नाही.





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ADVOCATE & NOTARY
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Dehuroad, Pune - 412101

Mob. 9763916653
9765260107

Date- 25/04/2022

**SEARCH AND TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**



1. NAME OF THE DEVELOPER / PROMOTER :

M/s. Bhagyalaxmi Infrastructure and Realty

2.DESCRPTION OF THE PROPERTY:

[A] All that piece and parcel of land admeasuring about 27.67R.out of Survey No. 1347, total land admeasuring about 83 R at village Chakan,Taluka khed District Pune and and which land is bounded as follows :

On or towards East : By Remaining land of Gat No. 1347
On or towards South : By land of Gat No.3539
On or towards West : By land of Gat No.3422
On or towards North : By land of Gat No.3541

[B] All that piece and parcel of land bearing Survey No. 1348, total admeasuring about 83 R village Chakan, Taluka Khed District Pune and which land is bounded as follows;

On or towards East : By Old Survey No. 3537
On or towards South : By Old Survey No. 3446 to 3450,3545,3444
On or towards West : By Old Survey No. 3422
On or towards North : By Old Survey No. 3540

[C] All that piece and parcel of land bearing Survey No. 1377, total admeasuring about 83 R village Chakan, Taluka Khed District Pune and which land is bounded as follows;

On or towards East : By land of Gat No. 3539
On or towards South : By Nala
On or towards West : By Gat No.3421 land of Mr.Sakharam
Murlidhar Gore
On or towards North : By Gat No.3541 land of Mr.Vikas
Narayan Dhadge



(Hereinafter called and referred to as the 'said land' for the sake of brevity and convenience)

3. DOCUMENT SUPPLIED FOR SCRUTINY :

3.1 7/12 Extracts and Mutation Entries of the said land.

3.2 Development Agreement dated 13.10.2014, which is duly registered of Sub Registrar Khed, Serial No. 7115/2014 by Mrs. Vimal Vasant Kelkar and others in favour of M/S.Bhagyalaxmi Infrastructure and Realty.

3.3 Power of Attorney dated 18.12.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 7116/2014 by Mrs. Vimal Vasant Kelkar and others in favour of M/S.Bhagyalaxmi Infrastructure and Realty.

3.4 Development Agreement dated 10.04.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 2332/2014 by Mr. Pandurang Kondiba Dhadge in favour of M/S.Bhagyalaxmi Infrastructure and Realty.

3.5 Power of Attorney dated 18.12.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 2336/2014 by Mr Pandurang Kondiba Dhadge in favour of M/S.Bhagyalaxmi Infrastructure and Realty.

3.6 Partition Deed dated 05.03.2008, which is duly registered in the office of Sub Registrar Khed, at Serial No. 869/2008 between Mr Baban Nivruti Shevkari and others.

3.7 Release Deed dated 30.09.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 6777/2014 by Mrs.Satyabhama Mahadu Shevkari in favour of Mr.Yogesh Mahadu Shevkari and Mr.Ganesh Mahadu Shevkari.

3.8 Development Agreement dated 13.10.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 7092/2014 by Mrs.Satyabhama Mahadu Shevkari in favour of. M/S.Bhagyalaxmi Infrastructure .

3.9 Power of Attorney dated 13.10.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 7093/2014 by Mrs.Satyabhama Mahadu Shevkari in favour of. M/S.Bhagyalaxmi Infrastructure.

3.10 Release Deed dated 20.01.2006, which is duly registered in the office of Sub Registrar Khed, at Serial No. 509/2006 by Mrs.Vatsala Kisan Jadhav and Others in favour of Pandurang Kondiba Dhadge.

3.11 Search and Title Report dtd.14.07.2018 by Adv.Swapnil Agarwal For Legal Reality.

4. FLOW OF TITLE:n

Survey No.1347 admeasuring about 27.67 R 4.1 That land bearing Survey No. 1347 i.e. old Survey no.3540 belonged to Mr.Namdev Gopala Kelkar prior to the year 1975.

4.2 That thereafter the said Mr.Namdev Gopala Kelkar died on 13.08.1975 leaving behind Mr. Devram Namdev Kelkar (son), Mr. Sopan Namdev Kelkar (son), Mrs.Vimal Vasant Kelkar (Daughter In Law), Mr. Santosh Vasant Kelkar (Grand Son), Mrs. Vikas Vasant Kelkar (Grand Son), and Mrs. Maya Vasant Kelkar (Grand Daughter), as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No.4964.



4.3 That thereafter the said Mr. Sopan Namdev Kelkar died on 22.04.2005 leaving behind Mr. Dnyaneshwar Sopan Kelkar, Mr. Ashok Sopan Kelkar, Mr. Ramdas Sopan Kelkar, Mrs. Pushpa Shantaram Alhat, Mrs. Lata Gulab Jadhav, Mrs. Savitribai Sopan Kelkar, Mrs. Kamal Sopan Kelkar as his legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 12143.

4.4 That thereafter the said Mrs. Vimal Vasant Kelkar, Mr. Santosh Vasant Kelkar, Mrs. Vikas Vasant Kelkar, and Mrs. Maya Sachin Alhat with the consent of Mrs. Rekha Santosh Kelkar and Mrs. Rani Vikas Kelkar assigned developments rights of the aforesaid land in favour of M/S. Bhagyalaxmi Infrastructure and Realty vide Development Agreement dated 13.10.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 7115/2014 and power of Attorney dated 18.12.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 7116/2014. However Mr. Dnyaneshwar Sopan Kelkar, Mr. Ashok Sopan Kelkar, Mr. Ramdas Sopan Kelkar, Mrs. Pushpa Shantaram Alhat, Mrs. Lata Gulab Jadhav, Mrs. Savitribai Sopan Kelkar, Mrs. Kamal Sopan Kelkar and Mr. Devram Namdev Kelkar are not made a party to the aforesaid transaction.

4.5 That in consideration of the aforesaid Development M/S. Bhagyalaxmi Infrastructure and Realty agreed to allot 11,000 sq.ft. to the aforesaid land owner.

survey No. 1348 admeasuring about 83 R.

4.6 That the said land bearing Survey No. 1348 i.e. old survey no. 3539 belonged to Mr. Kondiba Nivruti Dhadge prior to the year 1975.

4.7 That thereafter the said Mr. Kondiba Nivruti Dhadge died on dated 23.11.2003, leaving behind Mr. Pandurang Kondiba Dhadge, Mr. Krushna Kondiba Dhadge, Mrs. Vatsala Kisan Jadhav, Mrs. Sushila Pandurang Lokhande, Mrs. Shakuntala Tukaram Bhujbal, Mrs. Bhamabai Dattatray Burde, Mrs. Bhimabai Narayan Jadhav, Mrs. Indira Alias Baydabai Bharat Mate and Mrs. Rahibai Kondiba Dhadge as legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide mutation entry no. 7422.

4.8 That thereafter the said Mrs. Vatsala Kisan Jadhav, Sushila Pandurang Lokhande, Mrs. Shakuntala Tukaram Bhujbal, Mrs. Bhamabai Dattatray Burde, Mrs. Bhimabai Narayan Jadhav and Mrs. Indira Alias Baydabai Bharat Mate released their rights out of Survey No. 1348 in favour of Mr. Pandurang Kondiba Dhadge and Mr. Krushna Kondiba Dhadge vide Release Deed dated 20.01.2006, which is duly registered in the office of Sub Registrar Khed, at Serial No. 509/2006. In furtherance of the same their name were deleted on 7/12 extract vide mutation entry no. 8060.

4.9 That thereafter the said Mr. Pandurang Kondiba Dhadge and Mr. Krushna Kondiba Dhadge, Mrs. Rahibai Kondiba Dhadge assigned their rights aforesaid land in favour of M/S. Bhagyalaxmi Infrastructure And Realty vide Development Agreement dated 10.04.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 2332/2014 and Power of Attorney dated 10.04.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 2333/2014.

4.10 That consideration of the aforesaid Development M/S. Bhagyalaxmi Infrastructure And Realty agreed to allot 42% saleable built-up area to land owner.

4.11 That thereafter the said Mrs. Rahibai Kondiba Dhadge released her share released right title and interest of the aforesaid land in favour of Mr. Pandurang Kondiba Dhadge and Mr. Krushna Kondiba Dhadge vide Release Deed dated 10.04.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 2336/2014.



Survey No.1377 admeasuring about 83 R.

4.12 That the said land bearing Survey No.1377 i.e. old survey no. 3422 belonged to Mr.Bala Ranu Shevkari and Mr.Nivruti Ranu Shevkari prior to the year 1968.\ thereafter the said Mr.Bala Ranu Shevkari died on dated 20.02.1986.That according to the WILL dated 02.11.1972 the land at Survey No.1377 Old Survey No.3422 was bequeathed in favour of Mr. Rajendra Tukaram Shevkari.In furtherance of the same his name was mutated on the 7/12 extract vide Mutation Entry No.2302.

4.13 That thereafter the said Mr.Nivrutti Ranu Shevkari died on dated 14.10.1994, leaving behind Mr.Baban Nivrutti Shevkari , Mr.Ananda Nivrutti Shevkari, Mr.Manohar Nivrutti Shevkari , Mr. Pralhad Nivrutti Shevkari, Mr.Mahadu Nivrutti Shevkari, Mrs. Shantabai Tukaram Birdawade ,Mrs. Tarabai Bhikaji Jadhav, Smt. Chandrabhaga Nivrutti Shevkari as legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide mutation entry no.8852

4.14 That thereafter the said Mr.Mahadu Nivrutti Shevkari died and leaving behind Mr.Ganesh Mahadu Shevkari, Mr.Yogesh Mahadu Shevkari,Mrs, Swati Bajirao Jadhav,Jyoti Dattatray Alhat And smt. Satyabhama Mahadu Shevkari as legal heirs. In furtherance of the same their name were mutated on 7/12 extract vide mutation entry no.8852.

4.15 That thereafter the said Mr. Rajendra Tukaram Shevkari filed civil suit for partition against Mr.Ganpat Balaji Shevkari and others.In furtherance of the same vide order dated 05.01.1990, Survey No. 3422 came to the share Mr. Ganpat Balaji Shevkari, Mr.Shankar Ganpat Shevkari, Mr.Vijay Ganpat Shevkari, Mr.Somnath Ganpat Shevkari,and Mr.Savitribai Ganpat Shevkari and accordingly their name were mutated on 7/12 extract vide Mutation Entry No.3622

4.16 That thereafter the said partition took place between Mr.Baban Nivruti Shevkari and others vide Partition Deed dated 05.03.2008, which is duly registered in the office of Sub Registrar Khed, at Serial No. 869/2008 and accordingly the aforesaid land came to the share of Mrs. Satyabhama Mahadu Shevkari. In furtherance of the same her name was mutated on 7/12 extract vide Mutation Entry No.9051.

4.17 That thereafter the said Mrs.Satyabhama Mahadu Shevkari released her share in favour of Mr.Yogesh Mahadu Shevkari and Mr.ganesh Mahadu Shevkari vide Release Deed dated 30.09.2014. which is duly registered in the office of Sub Registrar Khed, at Serial No. 6777/2014

4.18 That thereafter the said Mrs.Satyabhama Mahadu Shevkari, Mr.Yogesh Mahadu Shevkari and Mr.ganesh Mahadu Shevkari assigned Development rights in favour of M/S.Bhagyalaxmi Infrastructure vide Development Agreement dated 13.10.2014, which is duly registered in the office of Sub Registrar Khed, at Serial No. 7092/2014 and Power Of Attorney dated 13.10.2014 , which is duly registered in the office of Sub Registrar Khed, at Serial No. 7093/2014.

4.19 That consideration of the aforesaid Development M/S.Bhagyalaxmi Infrastructure And Realty agreed to allot 43160 sq.ft. saleable built-up area to land owner.

4.20 That the aforesaid manner M/S. Bhagyalaxmi Infrastructure And Realty acquired development rights of the said land to jointly implement & develop a project on the said land, construct multistoried buildings containing flats/shops/commercial premises etc.

4.21 That M/S. Bhagyalaxmi Infrastructure And Realty executed deed of Assignment of Right To Way with M/S Sara Builders And Developers through its partner Mr. Rupesh Sitaram garwal dated 15.06.2016, which is duly registered in the office of Sub Registrar Khed, at Serial No. 3291/2016.

4.22 The Promoter herein has obtained N.A. Order from The Promoter herein has obtained N.A. Order from Tahasildar officer Khed, Sub-Division Khed vide N.A. Order No. जमाबंदी / विज्ञापन आर / १३/२०१८ dt. ०९/०९/२०१८. And also the promoter has approved building plan from Town Planning Authority, Pune by outward no. जा.प्र.वा.न/बां.प.न.२/०९/अट नं. १३४८/२९४९/२०२१ dt. २९/१२/२०२१.

4.23 Then after Assistant Director of Town Planning of Pune issued Zonal Certificate dt. 05/05/2014 in respect of above said property which shows that the said property covered under the residential zone

5. SEARCH

I have caused to be taken the search of Index II registers maintained in the office of Sub Registrar Khed for the last 30 years, i.e. from 1992 to 2022 (both year inclusive) in respect of said land, by paying the search fees, vide E Challan. However from the record made available I have not come across any adverse transaction in respect of said land barring the aforesaid. Also due to centralized system of registration, conducting search in all the registration office was not practically possible. I have been informed that there are no other transactions in respect of the said land barring the aforesaid. Therefore my little opinion is strictly based on the documents and information supplied to me for scrutiny.

6. OPINION :

Relying on and after the scrutiny of the aforesaid documents and presuming that the contents of the aforesaid documents to be true and correct, I am of the opinion that M/S. Bhagyalaxmi Infrastructure and Realty has acquired the development rights to the said land and the title of the said land is clean, clear and marketable, subject to whatever has been mentioned herein above.

7. NOTE :

It is informed to me that, the documents supplied are as per the originals and there are no other transactions and /or litigations pertaining to the said land barring the aforesaid and said land is in vacant and peaceful possession of the Developer and relying upon the same I have issued the present opinion. I restrict my investigation to verify the title of the Developer on the available documents and information only.



Advocate

MRS. PRABHA ANIL TARAS
ADVOCATE & NOTARY,
GOVT. OF INDIA

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