

SHIOM K. PANDIT

(Advocate)

Office No. 101, First Floor, Gulab Niketan C.T.S 314 & 315, Behind
Congress Bhavan , ShivajiNagar, Pune -411005.
Mob No: 9921791794

23/08/2022

TITLE REPORT

To,

MahaRERA

SUB: Title Clearance Certificate with respect to land bearing CTS NO. 589, admeasuring about 331.10 Square Meters i.e 3563.96 Square Feet, situated at Village Kasba Peth. (Hereinafter, referred to as the "**Said Property**" for the sake of brevity and convenience.)

Upon instructions from M/S. Vedant Constructions, a registered partnership firm, through its partner Mr. Harikisan Chavan, I had prepared this Title Report. Before I proceed to analyze the Title and Marketability thereto in respect of the Said Property, I hereby place on record the following documents which were made available to me for the purpose of inspection and scrutiny of the title in respect of the Said Property.



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1) Description of the Property:

All that piece and parcel of the land bearing CTS NO. 589, admeasuring about 331.10 Square Meters i.e 3563.96 Square Feet, situated at Village Kasba Peth, Taluka Haveli, District Pune & within the limits of Pune Municipal Corporation, which is bounded as under:

On or towards East	: By Road
On or towards South	: By C.T.S. no. 596 & 590
On or towards West	: By C.T.S. no. 596 ,599 & Lane
On or towards North	: By C.T.S. no. 588

2) Documents supplied for my perusal:

1. Certified copy property card in respect of said property.
2. Photo copy of sale deed dated 12/07/1984 executed by Rupabai Bagade and another in favour of Shri. Pralhad Gund and another.
3. Photo Copy of demarcation certificate.
4. Search and title report issued by Vijayrao M. Zolal.



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5. Photo copy of Public notice issued by Adv. S. K. Pandit in
Daily Prabhat in its issue dated 3/12/2021.

6. Photo copy of registered development agreement dated
3/11/2021 bearing no. 13089/2021.

7. Photo copy of registered power of attorney dated
3/11/2021 bearing no. 13090/2021.

3) SEARCH DETAILS -:

I had appointed Adv. Kashif Jahagirdar to take the search
in respect of the Said Property. Accordingly, the required fees i.e. an
amount of Rs. 750/- for carrying out the search was paid towards the
search fees vide GRN no. MH MH012330977202122E. As per the
instructions, Adv. Kashif Jahagirdar has taken search in respect of the
Said Property through Index II registers maintained by the office of
Sub-Registrar Haveli. Adv. Kashif Jahagirdar has not found any entry
in respect of the Said Property.



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4) After perusing the aforesaid documents and all other Title related Documents of the said property I am of the opinion that Title of the following owner is Clean , Clear and Marketable without any encumbrance.

OWNERS of the LAND are as under:

CTS NOS.	NAME OF THE OWNER	AREA from CTS no. 589
CTS NO. 589	Mr. Pralhad Dhondiba Gund	165.55 Square Meters
CTS No. 589	Mrs. Shantabai Pralhad Gund	165.55 Square Meters
	TOTAL	331.10 Square Meters



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5. Remark:

Aforesaid Owners are the absolute owner, holder and occupier of the said properties to the extent of their respective shares. Further, M/s. Vedant Constructions, have exclusive Development rights to develop the Said Property by virtue of registered Development Agreement dated 01/11/2021. The said Development Agreement is registered in the office of Sub Registrar, Haveli no. 22 at serial no. 13090/2021.

6. The Report reflecting the flow of the TITLE of the Owners in respect of the Said property is enclosed herewith as Annexure A.

Enclosed: Annexure A


ADVOCATE



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"A"

TITLE FLOW

Title flow of the Said Property i.e. Property described in paragraph 1 herein above:

- A. It appears from the revenue record that the Said Property was previously exclusively owned held and occupied by Mr. Ramchandra Dattatray Kulkarni.
- B. It appears that one Mr. Lakshman Vishnu Talegaokar purchased the Said Property by virtue of registered sale deed dated 09/07/1959 from Mr. Ramchandra Dattatray Kulkarni. The said sale deed is duly registered in the office of Sub- Registrar Haveli no. 1 at serial no. 1073/1959. It further appears that accordingly the name of Mr. Lakshman Vishnu Talegaokar came to be mutated in the revenue record as the holder, occupier and owner of the Said Property.
- C. It appears that Mr. Lakshman Vishnu Talegaokar sold the Said Property by virtue of registered sale deed dated 19/11/1981 to Smt. Gangubai Martand Salunkhe and Smt. Rupabai Uttamsigh Bagade. The said sale deed is duly registered in the office of Sub- Registrar Haveli no. 2 at serial no. 6367/1981. It further appears that accordingly the names of Smt. Gangubai Martand Salunkhe and Smt. Rupabai Uttamsigh Bagade came to be mutated in the revenue record as the holder, occupier and owner of the Said Property.



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D. It further appears that Mr. Pralhad Dhondiba Gund and Mrs. Shantabai Pralhad Gund purchased the Said Property by virtue of registered sale deed dated 12/07/1984 from Smt. Gangubai Martand Salunkhe and Smt. Rupabai Uttamsigh Bagade. The said sale deed is duly registered in the office of Sub- Registrar Haveli no. 2 at serial no. 1137/1984. It further appears that accordingly the names of Mr. Pralhad Dhondiba Gund and Mrs. Shantabai Pralhad Gund came to be mutated in the revenue record as the holder, occupier and owner of the Said Property.

E. It appears from the copy of Development agreement dated 01/11/2021 that Mr. Pralhad Dhondiba Gund and Mrs Shantabai Pralhad Gund executed Development agreement in respect of the Said Property to and in favor of M/S. Vedant Constructions. The said Development agreement is registered in the office of Sub registrar Haveli no. 22 at serial no. 13089/2021. It further appears that Mr. Pralhad Dhondiba Gund and Mrs Shantabai Pralhad Gund have also executed Power of attorney dated 01/11/2021 to and in favor of M/S Vedant Constructions. The same is registered in the office of sub registrar Haveli no. 22 at serial no. 13090/2021.

F. It appears that M/S. Vedant Constructions has also issued public notice calling objections if any from public at large in respect of the present transaction in respect of the Said Property through Adv. Shiom Kishor Pandit. The same is published in daily news papers 'Prabhat' in its issue dated 03/12/2021. However, nobody has raised any objection in response to the same till date.

