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April 13, 2022

To
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No.C-21, E-Block
Bandra Kurla Complex, Bandra (E)
Mumbai: 400 051

LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect to the Sub-Plot No.2, admeasuring 1200.79 sq.mt. out of the sanctioned layout of (i) Survey No. 21/10/1, (ii) Survey No.21/17 and (iii) Survey No.21/18 at Village Dhayari, Taluka Haveli, District Pune (hereinafter referred to as the said "PLOT")

I have investigated the title of the said Land on the request of **VENKATESH ASSOCIATES**, a registered partnership firm, having its office at, 1289, Shukrawar Peth, Pune: 411 002, represented by its partner Anil Gopal Gandhi (hereinafter referred to as the said "DEVELOPER")

1. **Description of the Property:**

All that Sub-Plot No.2, admeasuring 1200.79 sq.mt. carved out of the sanctioned layout of the following land situate at village Dhayari, Taluka Haveli, District Pune, within in the limits of the Registration District Pune, Sub-Registration, Taluka Haveli, and within the limits of the Municipal Corporation of the City of Pune

Survey Nos.	Area Hectare.Are	Assessment Rs.Paise	Subject portion Hectare.Are	Respective Owners
21/10/1	0.77	1.51	0.38.50	Mrs.Surekha Sudhakar Jadhavar
21/17	0.23	0.44	0.05.75	
21/18	0.19	0.34	0.03.25	
Bounded by:	East: Property of Ravindra Baburao Laygude and others South: Property out of Survey No.21/10/1 owned by Mahesh Ambavani and others West: Property owned by Pandharinath Kambale North: Property owned by Pandharinath Laygude and Hanumant Jadhavar and others			
21/10/1	0.77	1.51	0.13.94	M/s.Venkatesh Associates
Bounded by	East: Property of Mankar South: 15 feet Road			

	West: Property owned by Pandharinath Kambale North: Property owned by Mahesh Abwani and others and thereafter, property owned by Mrs.Surekha Jadhavar			
21/10/1	0.77	1.51	0.16.06	(i) Mahesh Narayandas Ambavani, (ii) Haresh Devandas Lalwani, (iii) Sachin Jaikumar Bajaj and (iv) Mrs.Bharati Ramlal Bajaj through her legal heirs Sushil Ramlal Bajaj and Surrender Ramlal Bajaj
Bounded by:	East: Property of Mankar South: 15 feet road West: Property owned by Pandharinath Kambale North: Property owned by Ambwani			

(hereinafter *collectively* referred to as the said "**PLOT**").

2. **The Documents of allotment of said Plot**

- (a) Sale Deed dated 20.12.2012, registered with the Sub-Registrar, Haveli No.4, at Serial No.11636/ 2012 on the same day and Power of Attorney dated 20.12.2012, registered with the Sub-Registrar, Haveli No.4, at Serial No.11637/ 2012 on the same day, executed by Sunil Dhanraj Shivnani, Mahesh Narayandas Ambvani and Haresh Devandas Lalwani, in favour of the said Developer, relating to the portion, admeasuring "Hectare 0.13.94 Are" out of the said Survey No.21/10/1 of Village Dhayari, Taluka Haveli, District Pune.
- (b) Development Agreement dated 19.03.2013, registered with the Sub-Registrar, Haveli No.1, at Serial No.2526/ 2013 on the same day, followed by Correction Deed dated 08.09.2015, registered with the Sub-Registrar, Haveli No.1 at Serial No.6743/ 2015 on the same day and Power of Attorney dated 19.03.2013, registered with the Sub-Registrar, Haveli No.1, at Serial No.2527/ 2013 on the same day, executed by Sunil Dhanraj Shivnani, Mahesh Narayandas Ambvani and Haresh Devandas Lalwani, in favour of the said Developer, relating to the portion, admeasuring "Hectare 0.16.06 Are" out of the said Survey No.21/10/1 of Village Dhayari, Taluka Haveli, District Pune.

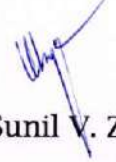
- (c) Development Agreement dated 08.04.2013, registered with the Sub-Registrar, Haveli No.1, at Serial No.3227/ 2013 on the same day and Power of Attorney dated 08.04.2013, registered with the Sub-Registrar, Haveli No.1, at Serial No.3228/ 2013 on the same day, executed by Mrs.Surekha Sudhakar Jadhavar, in favour of the said Developer, relating to the (i) portion, admeasuring "Hectare 0.38.50 Are" out of the said Survey No.21/10/1, (ii) portion, admeasuring "Hectare 0.05.75 Are" out of the Survey No.21/17 and (iii) portion, admeasuring "Hectare 0.03.25 Are" out of the Survey No.21/18 of Village Dhayari, Taluka Haveli, District Pune.
 - (d) Supplementary to the Development Agreement dated 31.05.2021, registered with the Sub-Registrar, Haveli No.1, at Serial No.6432/ 2021 on the same day and Power of Attorney dated 31.05.2021, registered with the Sub-Registrar, Haveli No.1, at Serial No.6433/ 2021 on the same day, executed by Mahesh Naryandas Ambavani, Haresh Devandas Lalwani, Sachin Jaikumar Bajaj, Mrs.Bharati Ramlal Baja, deceased through her legal heirs Sushil Ramlal Bajaj and Surender Ramlal Bajaj, with the consent of Sunil Dhanraj Shivnani in favour of the said Developer, relating to the portion, admeasuring "Hectare 0.16.06 Are" out of the said Survey No.21/10/1 of Village Dhayari, Taluka Haveli, District Pune.
 - (e) Supplementary to the Development Agreement dated 25.02.2021, registered with the Sub-Registrar, Haveli No.2, at Serial No.4075/ 2021 on the same day, executed by Mrs.Surekha Sudhakar Jadhavar, in favour of the said Developer, relating to the (i) portion, admeasuring "Hectare 0.38.50 Are" out of the said Survey No.21/10/1, (ii) portion, admeasuring "Hectare 0.05.75 Are" out of the Survey No.21/17 and (iii) portion, admeasuring "Hectare 0.03.25 Are" out of the Survey No.21/18 of Village Dhayari, Taluka Haveli, District Pune.
 - (f) Settlement Agreement dated 31.03.2021, registered with the Sub-Registrar, Haveli No.2, at Serial No.7408/ 21 on 08.04.2021, executed by and between Smt.Kunda Ankush Laygude, Sangram Ankush Laygude, Akshay Ankush Laygude, Mrs.Neelam Shashikant Bhadale of First Part, the said Developer of the Second Part, Sunil Dhanraj Shivnani, Mahesh Narayndas Ambvani, Haresh Devandas Lalwani of the third part, Mrs.Surekha Sudhakar Jadhavar, Mrs.Harshada Ramesh Wanjale, Balaji Madhukar Jadhavar of fourth part, Snehal Hanumant Jadhavar, Shantanuraje Hanumant Jadhavar, relating to the said Survey Nos.21/10/1, 21/17 and 21/18 of Village Dhayari, Taluka Haveli, District Pune.
3. 7/12 Extract issued by the Village Talathi, dated 08.04.2022 mutation entry No.14582
 4. Search Report for 30 years from 1992 till 2022

5. On perusal of the abovementioned documents and all other relevant documents relating to the title of the said Land, I am of the opinion that the title of the following Owners are clear, marketable and without any encumbrances:

Owners of the Land:

- (a) Survey No.21/10/1, is owned by Mrs.Surekha Sudhakar Jadhavar and others.
 - (b) Survey No.21/17 is owned by Mrs.Surekha Sudhakar Jadhavar.
 - (c) Survey No.21/18 is owned by Mrs.Surekha Sudhakar Jadhavar.
6. The report reflecting the flow of the title of the Owners on the said Land is enclosed herewith as annexure.

Encl: Annexure
Date: 13.04.2022


Sunil V. Zunjarrao
Advocate

Sunil V. Zunjarrao
B. Com., LL. B.
ADVOCATE

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(Circular No.28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration
- 2) Mutation Entry No.14582
- 3) Search report for 30 years from 1992 till 2022 taken from Sub-Registrar Office at Haveli, Pune.
- 4) Any other relevant title - Not applicable.
- 5) Litigation if any - Civil Suit No.2112/ 2014 filed by Smt.Kunda Ankush Laygude, Sangram Ankush Laygude and Akshay Ankush Laygude against Pandharinath Bhiva Laygude and others.

Date 13.04.2022


Sunil V. Zunjarrao
Advocate

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